

CITRUS COUNTY

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA
CASE #: 2025 CA 000829 A

FIRST NATIONAL BANK OF AMERICA,
Plaintiff

vs.
KRISTIE NOEL STAUB; ET. AL.;
Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated the 28th day of May, 2026, and entered in Case No. 092025CA000829XXAIN of the Circuit Court of the Fifth Judicial Circuit in and for Citrus County, Florida, where, FIRST NATIONAL BANK OF AMERICA is the Plaintiff, and KRISTIE NOEL STAUB; MINI-FARMS PROPERTY OWNERS' ASSOCIATION, INC.; and UNKNOWN TENANT # 1 N/K/A PAMELA STAUB, are Defendants. TRACI PERRY, as the Clerk of the Circuit Court, shall sell to the highest and best bidder for cash at <https://www.citrus.realforeclose.com>, beginning at **10:00 AM, on the 9th day of July, 2026**, the following described property as set forth in said final judgment, to wit:

PARCEL NO. 45 MINIFARMS UNIT NO. 11, LEGALLY DESCRIBED AS FOLLOWS: THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTH-EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 17 SOUTH, RANGE 18 EAST, CITRUS COUNTY FLORIDA; LESS EXCEPT THE EAST 50 FEET THEREOF AND SUBJECT TO A 25 FOOT WIDE EASEMENT ALONG THE SOUTH BOUNDARY THEREOF FOR ROAD RIGHT-OF-WAY.

TOGETHER WITH A 2000 DOUBLE-WIDE MOBILE HOME BEARING TITLE # 80134550 AND 80134590 AND VIN # FLA14615230A AND FLA14615230B, WHICH IS PERMANENTLY ATTACHED AND AFFIXED TO THE REAL PROPERTY.

PARCEL ID NUMBER: 18E17S19 1A000 0450
COMMONLY KNOWN AS: 5721 W. TIRANA LANE, DUNNELLON, FL 34433
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator for the Citrus County Court, Telephone: (352) 341-6700, within two (2) working days of your receipt of this notice. If you are hearing or voice impaired, call 1-800-955-8771.

Dated this 3rd day of June, 2026

/s/ Jason M. Tarokh
Florida Bar # 57611
TAROKH LAW, PLLC

6/12-6/19/26 2T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA

PROBATE DIVISION
File No. 2026-CP-000406A

IN RE ESTATE OF
MONTGOMERY WEADEL
Deceased.

NOTICE OF ACTION

TO: DONALD BLOWERS

YOU ARE NOTIFIED that Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are:
Andrew J. Oram, 308 Avenue G SW STE 209, Winter Haven, FL 33880
Within 30 days of the 1st publication date, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 3rd day of June, 2026

/s/ Sonia Prylepa
Deputy Clerk of Court
Oram Law, PLLC

6/12-7/3/26 4T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA

CASE NO: 2024CA000536

ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff,

vs.
DALE LEE SMITH, et al.,
Defendant

NOTICE OF SALE

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on May 14, 2026 in the above-styled cause, Traci Perry, Citrus county clerk of court shall sell to the highest and best bidder for cash on **July 9, 2026 at 10:00 A.M., at www.citrus.realforeclose.com**, the following described property:

LOT 9, BLOCK 54, BEVERLY HILLS UNIT NUMBER FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 130 THROUGH 132, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Property Address: 61 South Tyler Street, Beverly Hills, FL 34465

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

AMERICANS WITH DISABILITIES ACT
If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to ap-

CITRUS COUNTY

pear in Court at: Citrus County John Sullivan (352) 341-6700

Dated June 5, 2026

/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@qpwbaw.com
E-mail: kchurch@qpwbaw.com
Attorney for Plaintiff

6/12-6/19/26LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

REGAL CITRUS CINEMAS CONCESSIONS

Owner: Regal Cinemas II LLC
2635 E Gulf to Lake Highway
Inverness, FL 34453

6/12/26LG 1T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA

PROBATE DIVISION
File No. 2026 CP 000381 A

IN RE: ESTATE OF
DAVID CHARLES PARKIN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DAVID CHARLES PARKIN, deceased, whose date of death was March 13, 2026; File Number 2026 CP 000381 A, is pending in the Circuit Court for Citrus County, Florida, PROBATE DIVISION, the address of which is 110 North Apopka Avenue, Inverness, FL 34450. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 12, 2026.

Signed on June 4, 2026.

Personal Representative:
/s/ JESSIE DAVID PARKIN

Attorneys for Personal Representative:
/s/ Sean F. Bogle, Esq.
Email: sean@boglelawfirm.com
Florida Bar No. 0106313
Douglas A. Cohen, Esq.
Email: doug@boglelawfirm.com
Florida Bar No.: 124063
BOGLE LAW FIRM
101 S. New York Ave., Suite 205
Winter Park, FL 32789
Telephone: 407-834-3311
Fax: 407-834-3302

6/12-6/19/26LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA

CIVIL DIVISION
CASE NO. 2024CA000197A

TRYON STREET ACQUISITION TRUST I
Plaintiff,

vs.
LUX REAL PROPERTIES, LLC, et al,
Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated May 28, 2026, and entered in Case No. 2024CA000197A of the Circuit Court of the FIFTH Judicial Circuit in and for Citrus County, Florida, wherein TRYON STREET ACQUISITION TRUST I is the Plaintiff and LUX REAL PROPERTIES LLC; PAULINE FILUS; UNKNOWN TENANT # 2 N/K/A ROSHEEDA BLAKE; UNKNOWN TENANT # 3 N/K/A CHELSEA JOHNSON; UNKNOWN TENANT # 4 N/K/A MEGAN ROSE; UNKNOWN TENANT # 5 N/K/A JEFF GREEN; UNKNOWN TENANT # 6 N/K/A MICHAEL FRIEND; UNKNOWN TENANT # 7 N/K/A MICHAEL PALODICHUK; UNKNOWN TENANT # 8 N/K/A DORIS VANDUNK; UNKNOWN TENANT # 9 N/K/A CHARLES HORN the Defendants. Traci Perry, Clerk of the Circuit Court in and for Citrus County, Florida will sell to the highest and best bidder for cash at www.citrus.realforeclose.com, the Clerk's website for on-line auctions at **10:00 AM on July 9, 2026**, the following described property as set forth in said Order of Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATED IN THE COUNTY OF CITRUS, STATE OF FLORIDA, TO WIT:
LOTS 4, 5, 6 AND 7, BLOCK 2, ALL-BRITTON'S ADDITION TO CRYSTAL RIVER, FLORIDA, ACCORDING TO

CITRUS COUNTY

THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 35, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

If you are a person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, you must file a claim with the clerk of court before or no later than the date that the clerk reports the surplus as unclaimed. If you fail to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of the record as of the date of the lis pendens may claim the surplus.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagee, Mortgagee or the Mortgagee's Attorney.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator for Citrus County, Kathy Rector, at (352) 341-6700 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED at Citrus County, Florida, this 29th day of May, 2026.

By: /s/ Brittany L. Harvey
Brittany L. Harvey, Esq.
Florida Bar No. 124795

RUBIN LUBLIN, LLC
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 656-8801
Fax: (813) 656-8802
flemailservice@rlselaw.com

JS0120/25-F001542

6/5-6/12/26LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA

CASE NUMBER: 2026 CP 000370

IN RE: ESTATE OF RUTH T. MITCHELL
Deceased.

NOTICE TO CREDITORS

The administration of the estate of RUTH T. MITCHELL, deceased, with the case number indicated above, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. Apopka Avenue, Inverness, Florida 34450. The name and address of the personal representative and of the personal representative's attorney are set forth below. All creditors of the decedent and persons having claims against this estate, who are served with a copy of this notice, are required to file with this court such claim within the later of three (3) months after the date of the first publication of this notice or thirty (30) days after the date of service of a copy of this notice on such person.

1. All other creditors of the decedent and other persons having claims against the estate who are not known to the personal representative and whose names or addresses are not reasonably ascertainable must file all claims against the estate within three (3) months after the date of the first publication of this notice.

2. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

Notwithstanding anything in this notice to the contrary, all claims against the estate must be filed on or before January 24, 2028.

ALL CLAIMS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is June 5, 2026.

Personal Representative:
BILLY R. MITCHELL, II
910 Bayou Boulevard
Pensacola, Florida 32503

Attorney for Personal Representative:
GARY B. LEUCHTMAN
Florida Bar No. 342262
Law Office of Gary B. Leuchtman, PLLC
222 West Cervantes Street
Pensacola, Florida 32501
Telephone No.: (850) 316-8179
E-Mail: gbl@leuchtmanlaw.com
Secondary E-Mail:
amw@leuchtmanlaw.com

6/5-6/12/26LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA

CIVIL DIVISION
Case No.: 25-CA-000325

SHELLY M. CUNNINGHAM,
Plaintiff,

-vs-
CARTER G BRYAN,
and all parties claiming an interest
Defendant(s).

NOTICE OF ACTION FOR ADVERSE POSSESSION

TO: CARTER G BRYAN
2620 49th St S, Gulfport, FL 33707-5402

YOU ARE NOTIFIED that an action for ADVERSE POSSESSION has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Adham A. Yennes, Esq., attorney for Plaintiff, SHELLY M. CUNNINGHAM, whose address is 20211 Still Wind Dr, Tampa FL 33647, on or before 30 days after first publication of this notice, and file the original with the clerk of this Court at 110 N. Apopka Ave, Inverness FL 34450, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for relief demanded in the petition.**

CITRUS COUNTY

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated 5/19/26

CLERK OF THE CIRCUIT COURT
110 N. Apopka Ave, Inverness FL
34450

B: Illegible
Deputy Clerk

5/22-6/12/26 4T

HERNANDO COUNTY**IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA**

PROBATE DIVISION
File No.: 26000442CPAXMX

IN RE: ESTATE OF
ROBIN FRANCES DECKER
Deceased.

AMENDED NOTICE TO CREDITORS

The administration of the estate of ROBIN FRANCES DECKER, deceased, whose date of death was September 21, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, Florida 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 12, 2026.

Personal Representative:

/s/ Michelle Haight
MICHELLE HAIGHT
404 Glen Ridge Avenue
Temple Terrace, Florida 33617

Attorney for Personal Representative:

/s/ Sheron Alves Bass
Sheron Alves Bass, Esquire
Florida Bar Number: 752185
Bass Law Group
9385 North 56th Street, Ste. 311
Temple Terrace, Florida 33617
Telephone: (813) 988-4040
E-Mail: sheron@basslawgroup.com
E-Mail: elaine@basslawgroup.com

6/12-6/19/26LG 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA

PROBATE DIVISION
File No. 2026-CP-681

IN RE: ESTATE OF
DOROTHY W. HANEY a/k/a
DOROTHY WELLS HANEY a/k/a
DOROTHY ELIZABETH HANEY
Deceased.

NOTICE TO CREDITORS (Summary Administration)

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Dorothy W. Haney a/k/a Dorothy Wells Haney a/k/a Dorothy Elizabeth Haney, deceased, File Number 2026-CP-681, by the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main Street, Brooksville, FL 34601; that the Decedent's date of death was April 10, 2026; that the total value of the estate is \$50,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Donald Mark Haney	2504 Oak Landing Drive Brandon, FL 33511
David Alan Haney	3955 Bailey Castle Lane Duluth, GA 30097
Elizabeth Haney Blaschka	3406 South Beach Drive Tampa, FL 33629

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the Decedent and persons having claims or de-

HERNANDO COUNTY

mands against the estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is June 12, 2026.

Person Giving Notice:

/s/ Donald Mark Haney
2504 Oak Landing Drive
Brandon, Florida 33511

Attorneys for Person Giving Notice:
/s/ MARLA D. BOHLANDER
Florida Bar No. 0071514
Primary e-mail: mdbohlender@trenam.com
Secondary e-mail: bbrandt@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.
Post Office Box 1102
Tampa, Florida 33601
Telephone: (813) 223-7474

6/12-6/19/26 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA

PROBATE DIVISION
File No. 26000624CPAXMX

IN RE: ESTATE OF
INEZ TORRES
Deceased.

NOTICE TO CREDITORS

The administration of the estate of INEZ TORRES, deceased, whose date of death was March 5, 2025; File Number 26000624CPAXMX, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 12, 2026.

Personal Representative:

WILLIAM AMADEO
2355 Dustin Circle
Spring Hill, FL 34608

Personal Representative's Attorneys:
Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com

HERNANDO COUNTY

2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: Peggy Welch at (352) 754-4402.

WITNESS my hand and the seal of this Court this 3rd day of June, 2026.

DOUG CHORVAT, JR.

As Clerk of Court

By: /s/ Sonya Sanders

As Deputy Clerk

Publish: La Gaceta Publishing, Inc, P.O Box 5536, Tampa, FL 33675
11080-1036593

**IN THE CIRCUIT COURT FOR
HERNANDO COUNTY, FLORIDA**

PROBATE DIVISION

File No. 2026-CP-000268

IN RE: ESTATE OF
NANCY SUE WRIGHT GRAY

a/k/a NANCY GRAY,

Deceased.

**NOTICE OF ACTION
(formal notice by publication)**

TO: NANCY SUE THOMPSON, daughter

of the Decedent and beneficiary of the Estate, whose last known address was 5110 8th Avenue North, St. Petersburg, Florida 33710

YOU ARE NOTIFIED that a Petition for Administration has been filed in this Court. You are required to serve a copy of your written defenses, if any on Petitioner's attorney, whose name and address is: Ashly Mae Guernaccini, Esq., 314 South Missouri Avenue, Suite 201, Clearwater, Florida 33756, on or before July 5, 2026, and to file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgement or order for the relief demanded, without further notice.

Signed on this 28th day of May, 2026.

First publication on June 5, 2026.

Doug Chorvat, Jr. - Clerk of the Court

By: /s/ Illegible

As Deputy Clerk

6/5-6/26/26LG 4T

HILLSBOROUGH COUNTY**THE STATE OF NEW HAMPSHIRE
JUDICIAL BRANCH
NH CIRCUIT COURT
CITATION FOR PUBLICATION -
MARITAL**

Case Name: In the Matter of Madison Lawson and Gil Lawson

Case Number: 650-2026-DM-00091

On May 06, 2026, Madison Lawson of Gilford, NH filed in this Court a Petition for Divorce with requests concerning:

The original pleading is available for inspection at the office of the Clerk at the above Family Division location.

Until further order of the court, each party is restrained from selling, transferring, encumbering, hypothecating, concealing or in any manner whatsoever disposing of any property, real or personal, belonging to either or both parties except (1) by written agreement of both parties, or (2) for reasonable and necessary living expenses or (3) in the ordinary and usual cause of business.

The Court has entered the following Order(2):

Gil Lawson shall file a written Appearance Form with the Clerk of the Family Division at the above location on or before August 04, 2026 or be found in DEFAULT. Gil Lawson shall also file by August 04, 2026 a Response to the Petition and by August 04, 2026 deliver a copy to the Petitioner's Attorney or the Petitioner, if unrepresented. Failure to do so will result in issuance of Orders in this matter, which may affect you without your input.

By Order of the Court

/s/ Lisa M. Lamper, Clerk of Court

June 05, 2026

6/12-6/26/26LG 3T

**IN THE COUNTY COURT IN AND FOR
HILLSBOROUGH COUNTY, FLORIDA**

CIVIL DIVISION

CASE NO.: 25-CC-041127

WALDEN LAKE COMMUNITY

ASSOCIATION, INC.,

Plaintiff,

vs.

CLARICE G. CAVALIER and

ANGELA M. CAVALIER,

Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on June 9, 2026, by the County Court of Hillsborough County, Florida, for the following property described as:

LOT 38, OF WALDEN LAKE, UNIT 26, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, AT PACE 15-1 THROUGH 15-10, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on **July 31, 2026 at 10:00 A.M.**, to the highest and best bidder, for cash, in accordance with

HILLSBOROUGH COUNTY

Section 45.031 of the Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/ Katherine Martinez, Esq.
Florida Bar No. 70879
kmartinez@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913, Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
Attorney for Plaintiff

6/12-6/19/26LG 2T

**NOTICE OF FINAL AGENCY
ACTION****BY THE SOUTHWEST FLORIDA
WATER MANAGEMENT DISTRICT**

Notice is given that the District has approved the application for Environmental Resource Permit to serve a commercial project known as Riverview Montessori School Classroom Building Addition.

The project is located in Hillsborough County, Section(s) 33 Township 30 South, Range 20 East

The permit applicant is The Riverview Montessori at Rivercrest, LLC

The permit number is 43021335.034

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) Tampa Service Office, 7601 Highway 301 North, Tampa, Florida 33637-6759.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.

6/12/26LG 1T

**IN THE COUNTY COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT OF
THE STATE OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY**

CIVIL DIVISION

CASE NO: 26-CC-016725

DIVISION: T

NOTICE TO APPEAR

IN RE: THE PETITION OF HILLSBOROUGH COUNTY FOR HEARING CONCERNING THE ANIMAL(S) OF:
BRIAN READE
12710 Aljo Pl, Thonotosassa FL 33592

And Any Other Jane or John Does,

Respondent.

**IN THE NAME OF THE STATE OF FLORIDA
TO ALL SINGULAR THE SHERIFFS OF THE
STATE OF FLORIDA,**

You are hereby commanded to serve this Petition for Custody and Enjoinment upon the above-named Respondent, **BRIAN READE**.

INSTRUCTIONS TO RESPONDENT: Pursuant to Administrative Order S-2012-064, a hearing on the attached Petition for Enjoinment has been scheduled before the Honorable Mary Lou Cuellar-Stilo on the 8th day of July, 2026 at 11:15 a.m., to be held at the Criminal Courthouse Annex, 401 N. Jefferson Street, Courtroom #21, Tampa, Florida 33602-3554. Fifteen (15) minutes has been set for the hearing.

You have the right to appear personally, or you may have an attorney appear for you at the hearing. You or your attorney can present testimony and evidence at the hearing. Upon consideration of all matters presented at the hearing, the Court may schedule a final hearing. You or your attorney can present testimony and evidence at the final hearing.

If you decide to appeal the Honorable Judge Cuellar-Stilo's rulings, you will need a record of the hearings. You will need to ensure that a verbatim record of the proceeding is made which will include the testimony and evidence upon which an appeal is to be based.
FAILURE TO APPEAR MAY CONSTI-

HILLSBOROUGH COUNTY**TUTE A WAIVER OF YOUR RIGHT TO
CONTEST THE PETITION AND THE
COURT MAY GRANT THE RELIEF RE-
QUESTED IN THE PETITION.**

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Witness my hand and seal, this 4th day of May, 2026.

Victor D. Crist
As Clerk of the Court
By: s/ LaShontaeia Sheddick
Deputy Clerk
813-276-8100 x4362

6/12/26LG 1T

**IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY**

JUVENILE DIVISION

CASE NO. 24-DP-950

DIVISION: B

IN THE INTEREST OF:

D.S. 10/19/2021

MINOR CHILD

NOTICE OF ACTION**TERMINATION OF PARENTAL RIGHTS**

TO: MICHAEL MAURICE SMALLS,

of whose address is unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption:

D.S. born on 10/19/2021. You are hereby commanded to appear on July 14, 2026, at 9:30 AM before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgcomb Courthouse 800 East Twiggs Street, Tampa, Florida 33602, for an **ADVISORY HEARING**.

ZOOM INSTRUCTIONS:

- Join Zoom Meeting information to be used by all parties.
- <https://fjud13-org.zoomus/j/82949766513>
- No Password is required.

Zoom may be downloaded free of charge for IOS and Android devices, and it may also be accessed via desktop computer. If you do not have access to an iPhone, iPad or similar computer audio/video technology, then you may call in at scheduled time of your hearing by calling: +1-305-224-1968 US. The phone dial-in and Meeting ID may be utilized from any landline, cellular or internet phone. Please enter the following Meeting ID: 82949766513. Please plan to WAIT PATIENTLY until your hearing is called. You are REQUIRED to appear by phone or video unless your appearance has been waived.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of The Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-mail: ada@fjud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 4th day of June, 2026

Victor Crist, Clerk of Court
Hillsborough County, Florida
By: s/ Santiago Zambrano
As Deputy Clerk

6/12-7/3/26LG 4T

**NOTICE OF INTENTION TO REGISTER
FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

OCA Designs
Owner: DEOCA'S Services, LLC
16133 Sandcrest Way
Tampa, FL 33618

6/12/26LG 1T

**NOTICE OF INTENTION TO REGISTER
FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

LADON PUBLISHING
Owner: HGA Holdings, Inc.
3503 West Ballast Point Boulevard
Tampa, FL 33611

6/12/26LG 1T

**NOTICE OF INTENTION TO REGISTER
FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

VeeSlicedYou
Owner: Vee Hewitt
PBM 580 16057 Tampa Palms
Blvd. West
Tampa, FL 33647

6/12/26LG 1T

HILLSBOROUGH COUNTY**NOTICE OF INTENTION TO REGISTER
FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

Budgetnik
Owner: Coppernik LLC
7901 4th St N Ste 300
St. Petersburg, FL 33702
6/12/26LG 1T

**NOTICE OF INTENTION TO REGISTER
FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

BANKS 360 GROUP
Owner: Rodney Eugene Banks
8518 White Poplar Drive
Riverview, FL 33578
6/12/26LG 1T

**IN THE COUNTY COURT IN AND FOR
HILLSBOROUGH COUNTY, FLORIDA**

COUNTY CIVIL DIVISION

CASE NO.: 2026-CC-002225

ARBORS AT CARROLLWOOD
CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,

vs.

ARKA HOMES LLC,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on June 8, 2026 by the County Court of Hillsborough County, Florida, the property described as:

ARBORS AT CARROLLWOOD A
CONDOMINIUM UNIT 108 BLDG
15023 AND AN UNDIV INT IN COMMON ELEMENTS

ADDRESS: 15023 Arbor Reserve
Circle #108, Tampa, FL 33624

will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at **10:00 A.M. on July 17, 2026**.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim no later than the date the Clerk reports the surplus funds as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/ Natalie N. Minor
Natalie N. Minor, Esquire
Florida Bar No: 1039661
nminor@appletonreiss.com
Appleton Reiss, PLLC
215 N. Howard Ave., Suite 200
Tampa, FL 33606
Phone: 813-542-8888
Fax: 813-542-5054
Attorney for Plaintiff

6/12-6/19/26LG 2T

NOTICE OF SALE

BEST LIEN SERVICES: 7290 SW 41 ST, MIAMI, FL 33155 WILL SELL AT A RESERVED PUBLIC SALE AT 9:00 AM THE VEHICLES LISTED BELOW AT THE FOLLOWING LOCATIONS TO SATISFY LIEN PURSUANT TO CHAPTERS 83.806/83.805 & 328.17 OF THE FLORIDA STATUTES.

RCOZ TAMPA LLC, 5911 E DR MARTIN LUTHER KING JR BLVD, TAMPA, FL 33619 P#: 305-813-7578

2014 ITNL TR 1HTMMAALXEH490009 JUNE 30, 2026 OWNER: MILTON CLYDE GREEN JR / LIEN HOLDER: NONE

ANY PERSON(S) CLAIMING ANY INTEREST IN THE ABOVE VEHICLES SHOULD CONTACT: BEST LIEN SERVICES (1-866-299-9391) AT LEAST 1 WEEK PRIOR TO THE LIEN SALE.

6/12-6/19/26LG 2T

**IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY, FLORIDA**

FAMILY LAW DIVISION

CASE NO.: 26-DR-004311

DIVISION: E

IN RE: THE MARRIAGE OF:

VREANNA AILEEN BAUTISTA,
Petitioner/Wife,
and

EGE BILGIN,
Respondent/Husband.

**NOTICE OF ACTION BY PUBLICATION
BY LA GACETA NEWSPAPER**

TO: EGE BILGIN, Respondent, whose last known address is 3665 Brighton Park Cir. Orlando, FL 32812

YOU ARE HEREBY NOTIFIED that an action for a Dissolution of Marriage has been filed against you by VREANNA AILEEN BAUTISTA, and you are required to serve a copy of your written defenses, if any, to it, on the Attorney, whose name and address is:

Mara Brown, Esq.
Fla. Bar No. 124091
Bay Area Legal Services, Inc.
1302 N. 19th Street, Suite 400
Tampa, Florida 33605
(813) 232-1222, ext. 227

and file the original with the Clerk of the above-styled Court at 800 East Twiggs Street, Tampa, FL 33602 on or before 7/9/2026; otherwise, judgment may be entered against you for the relief demand-

HILLSBOROUGH COUNTY

ed in the Petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (you may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.912.). Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, require certain automatic disclosure of documents and information, failure to comply can result in sanctions, including dismissal or striking of pleadings.

WITNESS my hand and the seal of said Court on June 3, 2026

Victor D. Crist
Clerk of the Circuit Court
800 E Twiggs Street, Tampa, FL
33602

By: /s/ Jennifer Taylor
Deputy Clerk

6/12-7/3/26LG 4T

**NOTICE OF FINAL AGENCY
ACTION****BY THE SOUTHWEST FLORIDA
WATER MANAGEMENT DISTRICT**

Notice is given that the District has approved the application for Environmental Resource Permit to serve a commercial project known as 3322 W. North A Street.

The project is located in Hillsborough County, Section(s) 22 Township 29 South, Range 18 East

The permit applicant is 3

HILLSBOROUGH COUNTY

CONTEST THE PETITION AND THE COURT MAY GRANT THE RELIEF REQUESTED IN THE PETITION.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Witness my hand and seal, this 8th day of June, 2026.

Victor D. Crist
As Clerk of the Court

By: s/ LaShontaeia Shedrick
Deputy Clerk
813-276-8100 x4362

6/12/26LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-001917

IN RE: ESTATE OF

LOUIS JAMES LYMAN, a/k/a
LOUIS J. LYMAN, a/k/a L.J. LYMAN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of LOUIS JAMES LYMAN, a/k/a LOUIS J. LYMAN, a/k/a L.J. LYMAN, deceased, whose date of death was May 10, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE

HILLSBOROUGH COUNTY

CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 12, 2026.

Personal Representative:
Sharon Nelson
5207 Whispering Leaf Trail
Valrico, Florida 33596

Attorneys for Personal Representative:
BAUMANNKANGAS ESTATE LAW
201 E. Kennedy Boulevard, Suite 830
Post Office Box 399
Tampa, Florida 33601-0399

6/12-6/19/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 26-CP-001625
Division B

IN RE: ESTATE OF
BARTON ROBERT WILLIAMS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Barton Robert Williams, deceased, whose date of death was March 14, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file their claim with this court ON OR BEFORE THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

HILLSBOROUGH COUNTY

The date of first publication of this notice is June 12, 2026.

Personal Representative:
/s/ William Williams
115 East St. Johns Way
Apollo Beach, Florida 33572

Attorney for Personal Representative:
/s/ Ann-Eliza M. Taylor
Attorney
Florida Bar Number: 70852
Older Lundy Koch & Martino
1000 West Cass Street
Tampa, Florida 33606
Telephone: (813) 254-8998
Fax: (813) 839-4411
E-Mail: ataylor@olderlundylaw.com
Secondary E-Mail:
dmorris@olderlundylaw.com

6/12-6/19/26LG 2T

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District has approved the application for Environmental Resource Permit to serve a commercial project known as Knights Griffin Drainage Mod.

The project is located in Hillsborough County, Section(s) 01 Township 28 South, Range 21 East; Section(s) 12 Township 28 South, Range 21 East

The permit applicant is TPG AG EHC III (MAR) MULTI STATE 2, LLC

The permit number is 43047478.002

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) Tampa Service Office, 7601 Highway 301 North, Tampa, Florida 33637-6759.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that

HILLSBOROUGH COUNTY

the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.

6/12/26LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File Number: 26-CP-001885
Div: A

In Re: Estate of
Angela Thompson,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Angela Thompson, deceased, whose date of death was May 14, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTE SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 12, 2026.

Personal Representative:
Anthony DiPierro Jr.
2901 W Busch Blvd, Suite 301
Tampa, FL 33618-4565

HILLSBOROUGH COUNTY

Attorney For Personal Representative:
Anthony DiPierro Jr.
E-Mail: anthony@dipierrolaw.com
Florida Bar No. 121504
The DiPierro Law Firm
2901 W Busch Blvd, Suite 301
Tampa, FL 33618-4565
Telephone: 813-933-7144

6/12-6/19/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CASE NO.: 26-CA-000121

BEACON SALES ACQUISITION, INC., a foreign corporation, d/b/a QXO Plaintiff,
vs.
FIRST RATE ROOFING OF THE WEST COAST, INC., a Florida corporation, and DANIEL MIERZEJEWSKI, jointly and severally, Defendants.

NOTICE OF ACTION - CONSTRUCTIVE SERVICE

TO: DANIEL MIERZEJEWSKI
1481 Market Circle,
Port Charlotte, FL 33953

YOU ARE HEREBY NOTIFIED that an action has been filed against you for Breach of Contract and Open Account and you are required to serve a copy of your written defenses, if any, to it on Brian A. Leung, Esq., whose address is Holcomb & Leung, P.A., 3203 W. Cypress St., Tampa, FL 33607 on or before July 6, 2026, and to file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

This Notice shall be published once a week for four (4) consecutive weeks in La Gaceta.

WITNESS my hand and seal at Hillsborough County, Florida this 27th day of May, 2026.

Victor Crist, Clerk of the Circuit Court
800 E. Twiggs Street, Tampa, FL 33602
By: /s/ Jennifer Taylor
Deputy Clerk
Holcomb & Leung, P.A.

6/12-7/3/26LG 4T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 25-CC-045259

CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION, INC., Plaintiff,

vs.
GAZI AND NASIMA RAHMAN, AND MOON & STAR, LLC, Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 25-CC-045259, that resulted from the Final Hearing on or about May 28, 2026, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 25-CC-045259 on or about June 5, 2026 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Victor D. Crist, the Clerk of the Court will sell the property situated in HILLSBOROUGH COUNTY, Florida described as:

Lot 35, Block 1, CORY LAKE ISLES-PHASE 6, UNIT 1, according to the map or plat thereof as recorded in Plat Book 77, Page 24, of the Public Records of Hillsborough County, Florida.

and commonly known as: 10406 Canary Isle Drive, Tampa, FL 33647; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the **HILLSBOROUGH County public auction website at http://www.hillsborough.realforeclose.com, on July 17, 2026 at 10:00AM.** Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated June 5, 2026

/s/ Jessica T. Dubsy, Esq.
Nathan A. Frazier, Esq., for the firm
Jessica T. Dubsy, Esq., for the firm
Attorney for Plaintiff
Frazier & Bowles, Attorneys at Law

45427.08 6/12-6/19/26LG 2T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-CC-013659

LYNWOOD COMMUNITY ASSOCIATION, INC., Plaintiff,

vs.
RAPHAEL DEBROSSE AND KETCHINE LAURENT DEBROSSE, Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on June 4, 2026, by the County Court of Hillsborough County, Florida, the property described as:

Lot 6, Block 1, of Leisey Subdivision Phase 1, according to the plat thereof, recorded in Plat Book 135, Page 102 of the Public Records of Hillsborough

(Continued on next page)

CITY OF TAMPA MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS PUBLICATION NOTICE

As the result of being unable to effectuate certified mail notice to violators of the City Code, Notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on **7/8/2026 at 9:00 A.M. and 1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274 8397.

Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

CASES TO BE HEARD AT THE 9:00 A.M. HEARING

CASE NO: COD-26-0000855
NAME OF VIOLATOR: CORY LAKES LTD
LOCATION OF VIOLATION: 15280 MORRIS BRIDGE RD, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: MANHATTAN MANOR NO 3 LOT 3 BLOCK 3
FOLIO: 129868.0000

CASE NO: COD-26-0000990
NAME OF VIOLATOR: CORY LAKES LTD
LOCATION OF VIOLATION: 15280 MORRIS BRIDGE RD, TAMPA, FL
CODE SECTIONS: 19-231(15)b 19-231(15)c 19-233(a) 19-234
LEGAL DESCRIPTION: THAT PART OF SE 1/4 OF NE 1/4 OF SE 1/4 LYING W OF CENTER LINE OF MORRIS BRIDGE RD
FOLIO: 59388.0000

CASE NO: COD-26-0001005
NAME OF VIOLATOR: HANNIBAL, TIMOTHY
LOCATION OF VIOLATION: 5021 SOUTHAMPTON CIR, TAMPA, FL
CODE SECTIONS: 19-59
LEGAL DESCRIPTION: TAMPA PALMS 5C UNIT 1 LOT 7 BLOCK 2
FOLIO: 33979.0786

CASE NO: COD-26-0001044
NAME OF VIOLATOR: MICHELLE D UNSWORTH
LOCATION OF VIOLATION: 4012 S RENELLIE DR, TAMPA, FL
CODE SECTIONS: 19-47 19-56
LEGAL DESCRIPTION: ANITA SUBDIVISION LOT 14 BLOCK 11
FOLIO: 130674.0000

CASE NO: COD-26-0001122
NAME OF VIOLATOR: KAL'S LUBE AND FOOD INC
LOCATION OF VIOLATION: 901 W BUSCH BLVD, TAMPA, FL
CODE SECTIONS: 19-48 19-237(3) 19-237(3)a,g 19-237(3)b 19-237(3)i,j
LEGAL DESCRIPTION: TAMPA'S NORTH SIDE COUNTRY CLUB AREA UNIT NO 1 SOUTHGATE LOTS 1 2 3 4 & LOTS 12 & 13 LESS N 10 FT BLOCK 15
FOLIO: 97452.0000

CASE NO: COD-26-0001143
NAME OF VIOLATOR: GUADALUPE CELI AND GASPAR
LOCATION OF VIOLATION: 1115 E LINEBAUGH AVE, TAMPA, FL
CODE SECTIONS: 19-231(3) 19-231(10) 19-231(16)a 19-231(17)
LEGAL DESCRIPTION: CASTLE HEIGHTS MAP N 90 FT OF LOTS 1 AND 2 BLOCK A
FOLIO: 144008.0000

CASE NO: COD-26-0001166
NAME OF VIOLATOR: MMAM PROPERTIES LLC
LOCATION OF VIOLATION: 2512 N 56TH ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50 19-231(15)c
LEGAL DESCRIPTION: UCETA LOTS 21 AND 22 BLOCK 1
FOLIO: 160213.0000

CASE NO: COD-26-0001210
NAME OF VIOLATOR: MOHAMMED BABUL LIFE ESTATE
LOCATION OF VIOLATION: 10808 N SASSAFRAS ST, TAMPA, FL
CODE SECTIONS: 19-49
LEGAL DESCRIPTION: TERRACE PARK UNIT NO 5 REVISED LOTS 11 AND 12 BLOCK 145
FOLIO: 139710.0000

CASE NO: COD-26-0001218
NAME OF VIOLATOR: CARTER BELINDA AND
LOCATION OF VIOLATION: 1916 E WILDER AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: E 58.8 FT OF W 137.6 FT OF S 120 FT OF E 1/2 OF SW 1/4 OF NE 1/4 OF NE 1/4 LESS S 15 FT
FOLIO: 157011.0000

CASE NO: COD-26-0001283

NAME OF VIOLATOR: 11 CARSON AVE TTE/DTD
LOCATION OF VIOLATION: 4616 E SENECA AVE, TAMPA, FL
CODE SECTIONS: 19-59
LEGAL DESCRIPTION: TERRACE PARK UNIT NO 4 LOT 19 AND 20 BLK 87
FOLIO: 140470.0200

CASE NO: COD-26-0001299

NAME OF VIOLATOR: JPAC TRUST
LOCATION OF VIOLATION: 2601 N 22ND ST, TAMPA, FL
CODE SECTIONS: 19-231(1)g 19-231(10) 19-231(11) 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: SANDER'S AND CLAY'S ADDITION S 52 FT OF LOTS 8 AND 9 BLOCK 4
FOLIO: 188828.0000

CASE NO: COD-26-0001303

NAME OF VIOLATOR: KENNETH HELTON
LOCATION OF VIOLATION: 1702 S CLUB CT, TAMPA, FL
CODE SECTIONS: 19-47
LEGAL DESCRIPTION: TAMPA OVERLOOK W 1/2 OF BLOCK 60 LESS E 120 FT BLOCK 60
FOLIO: 144673.0000

CASE NO: COD-26-0001319

NAME OF VIOLATOR: DARNELL KAISER
LOCATION OF VIOLATION: 2402 CASSELL ST, TAMPA, FL
CODE SECTIONS: 19-231(11) 19-231(15)c
LEGAL DESCRIPTION: RANDALL'S REVISED MAP OF BLOCKS J THRU R INCL W 58.25 FT OF LOTS 3 AND 4 BLOCK O
FOLIO:

CASE NO: COD-26-0001773

NAME OF VIOLATOR: SANH PHAM /LIFE9 ESTATE
LOCATION OF VIOLATION: 410 S WESTLAND AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-50 19-231(15)c
LEGAL DESCRIPTION: COURIER CITY LOT 8 BLOCK 5
FOLIO: 184391.0000

CASES TO BE HEARD AT THE 1:00 P.M. HEARING

CASE NO: COD-26-0001091
NAME OF VIOLATOR: SARA G REED AND GLENN
LOCATION OF VIOLATION: 1412 E SENECA AVE, TAMPA, FL
CODE SECTIONS: 19-49 27-283.11(a) 27-326
LEGAL DESCRIPTION: NEBRASKA AVENUE HEIGHTS LOTS 23 24 25 BLOCK 27
FOLIO: 143948.0000

CASE NO: COD-26-0001134
NAME OF VIOLATOR: RHONDA GRAY
LOCATION OF VIOLATION: 9228 N 52ND ST, TAMPA, FL
CODE SECTIONS: 27-211 27-290 27-326
LEGAL DESCRIPTION: TEMPLE TERRACES S 95 FT OF N 530.6 FT OF W 133.5 FT OF LOT 20
FOLIO: 142850.0000

CASE NO: COD-26-0001258
NAME OF VIOLATOR: JCA PROPERTY MANAGEMENT &
LOCATION OF VIOLATION: 5701 E BROADWAY AVE, TAMPA, FL
CODE SECTIONS: 27-289.7 27-326
LEGAL DESCRIPTION: DIXIE FARMS W 174 FT OF LOT 1
FOLIO: 160001.0100

CASE NO: COD-26-0001356
NAME OF VIOLATOR: CUBS LLC
LOCATION OF VIOLATION: 4911 E 98TH AVE, TAMPA, FL
CODE SECTIONS: 27-282.28 27-326
LEGAL DESCRIPTION: TERRACE PARK SUBDIVISION LOTS 11 AND 12 BLOCK 31
FOLIO: 141944.0000

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING.

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

6/12-7/3/26LG 4T

HILLSBOROUGH COUNTY

County, Florida.

and more commonly known as 5111 White Chicory Drive, Apollo Beach, Florida 33572 (hereinafter "Property").

will be sold to the highest bidder for cash at public sale by the Hillsborough County Clerk of Court, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on **June 19, 2026**.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale.

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Date: June 8, 2026

/s/ Stevie M. Henderson
Stevie M. Henderson
Fla. Bar No.: 1059188
stevie.henderson@arlaw.com
faith.hackbarth@arlaw.com
ADAMS & REESE, LLP
100 N. Tampa Street, Suite 4000
Tampa, FL 33602
Tel: (813) 227-5541 Fax: (813) 227-5641
Attorneys for Plaintiff

6/12-6/19/26LG 2T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

Case No.: 2025-CC-008824

CARRIAGE HOMES AT ARBOR GREENE ASSOCIATION, INC.,
Plaintiff,
vs.

**CITY OF TAMPA
MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS
PUBLICATION NOTICE**

As the result of being unable to effectuate certified mail notice to violators of the City Code, Notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on **7/1/2026 at 9:00 A.M. and 1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274 8397.

Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

CASES TO BE HEARD AT THE 9:00 A.M. HEARING

CASE NO: COD-26-0000865
NAME OF VIOLATOR: DUVANO AND IFENIQUE CHERY
LOCATION OF VIOLATION: 3618, TAMPA, FL
CODE SECTIONS: 19-77
LEGAL DESCRIPTION: BELLMONT HEIGHTS NO 2 PB 12 PG 94 LOT 668
FOLIO: 152494.0000

CASE NO: COD-26-0000952
NAME OF VIOLATOR: BEGDURI OPERATIONS LLC
LOCATION OF VIOLATION: 1701 W WALNUT ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: EL CERRO LOT 24 BLOCK 8 AND S 1/2 VACATED ALLEY ABUTTING ON NORTH.
FOLIO: 177845.0000

CASE NO: COD-26-0000954
NAME OF VIOLATOR: SHALOM INNOVATION LLC
LOCATION OF VIOLATION: 8608 N MULBERRY ST, TAMPA, FL
CODE SECTIONS: 19-231(15)a 19-231(15)c
LEGAL DESCRIPTION: ORANGE TERRACE LOT 9 AND E 1/2 CLOSED ALLEY ABUTTING THEREON BLOCK 9
FOLIO: 14558.0000

CASE NO: COD-26-0000976
NAME OF VIOLATOR: COMMUNITY HOLINESS CHURCH
LOCATION OF VIOLATION: 107 W IDA ST, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)c
LEGAL DESCRIPTION: MEADOWBROOK LOT 456
FOLIO: 165840.0000

CASE NO: COD-26-0001011
NAME OF VIOLATOR: BRENTON BRISCOE
LOCATION OF VIOLATION: 106 W FLORIBASKA AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)b
LEGAL DESCRIPTION: ADAMS PLACE MAP LOT 1 AND E 5 FT OF LOT 2 BLOCK 5
FOLIO: 182320.0000

CASE NO: COD-26-0001039
NAME OF VIOLATOR: W BART AN STEPHANIE
LOCATION OF VIOLATION: 308 E PLYMOUTH ST, TAMPA, FL
CODE SECTIONS: 19-231(15)a 19-231(15)c
LEGAL DESCRIPTION: FARNSWORTH ADDITION TO OAK VILLA CORRECTED MAP W 7 FT OF LOT 2 AND LOT 3 BLOCK 1 TOGETHER WITH S 1/2 OF LOT 4 BLOCK 1
FOLIO: 183036.0000

CASE NO: COD-26-0001242
NAME OF VIOLATOR: EHAB HANNA AND MARY G
LOCATION OF VIOLATION: 1614 W MAPLE AVE, TAMPA, FL
CODE SECTIONS: 19-231(3) 19-231(10) 19-231(13) 19-231(17)
LEGAL DESCRIPTION: FERN CLIFF LOT 300
FOLIO: 149959.0000

CASES TO BE HEARD AT THE 1:00 P.M. HEARING

CASE NO: COD-26-0000028
NAME OF VIOLATOR: DOULGAS MANTILLA AND
LOCATION OF VIOLATION: 4623 W LOWELL AVE, TAMPA, FL
CODE SECTIONS: 27-284.2.4.(c)
LEGAL DESCRIPTION: SUNSET PARK S 110 FT OF LOT 22 BLOCK 13
FOLIO: 121698.5000

CASE NO: COD-26-0000625
NAME OF VIOLATOR: CARLOS L RODRIGUEZ
LOCATION OF VIOLATION: 2810 W OHIO AVE, TAMPA, FL
CODE SECTIONS: 27-156 TABLE 4-1 27-326
LEGAL DESCRIPTION: GLENNOAKS REVISED SUBDIVISION E 60 FT OF W 364.5 FT OF N 108.1 FT BLOCK 4
FOLIO: 109230.0000

CASE NO: COD-26-0000941
NAME OF VIOLATOR: GEORGE AND MARY ANN
LOCATION OF VIOLATION: 8712 N BROOKS ST, TAMPA, FL
CODE SECTIONS: 19-231(3) 19-231(8) 19 231(10) 19 231(15)c 19 231(17) 27 283.11(a) 27 326
LEGAL DESCRIPTION: ORANGE TERRACE LOTS 7 AND 8 AND E 1/2 CLOSED ALLEY ABUTTING THEREON BLOCK 7
FOLIO: 145524.0000

CASE NO: COD-26-0001156
NAME OF VIOLATOR: WESTERN WATER HOLDINGS LLC
LOCATION OF VIOLATION: 1420 W WATERS AVE, TAMPA, FL
CODE SECTIONS: 27-289.7 27-326
LEGAL DESCRIPTION: WILMA LITTLE LOTS 6 TO 15 INCL & CLOSED ALLEY LYING WITHIN
FOLIO: 101714.0000

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING.

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.
SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

6/5-6/26/26LG 4T

HILLSBOROUGH COUNTY

PHYLLIS L. CLINTON AND
WESLEY MARLOR,
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on May 22, 2026, by the County Court of Hillsborough County, Florida, the property described as:

Lot No. 2 in Block No. 9 of ARBOR GREENE TOWNHOMES REPLAT, according to the Plat thereof, as recorded in Plat Book 110, Pages 282, Public Records of Hillsborough County, Florida.

and more commonly known as 10144 Arbor Run Dr #29, Tampa, FL 33647 (hereinafter "Property").

will be sold to the highest bidder for cash at public sale by the Hillsborough County Clerk of Court, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on **July 10, 2026**.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale.

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 3rd day of June 2026

/s/ Stevie M. Henderson
Stevie M. Henderson
Fla. Bar No.: 1059188
stevie.henderson@arlaw.com
faith.hackbarth@arlaw.com
ADAMS & REESE, LLP
100 N. Tampa Street, Suite 4000

HILLSBOROUGH COUNTY

Tampa, FL 33602
Telephone: (813) 227-5541
Facsimile: (813) 227-5641
Attorneys for Plaintiff

6/12-6/19/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

File No. 26-CP-000931
Division A

IN RE: ESTATE OF
JOSEPH J. SMITH, JR.
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Joseph J. Smith, Jr., deceased, whose date of death was 04/22/2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Room 445 - Edgecomb Courthouse, Tampa, Florida 33602, Courtroom #415. The name and address of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 12, 2026.

Personal Representative:
/s/ Christopher Robert Kelly
7330 Ocean Terrace, Apt 1904
Miami Beach, Florida 33141

Attorney for Personal Representative:
/s/ Justin T. Moonray
Justin T. Moonray, Esq., Attorney
Florida Bar Number: 118348
Moonray Law, PLLC
1032 E Brandon Boulevard #9933
Brandon, Florida 33511
Phone: 561-424-6213
Email: justin@moonraylaw.com

6/12-6/19/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No. 2026CP001398
Division A

IN RE: ESTATE OF
RALPH EDWARD AYERS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Ralph Edward Ayers, deceased, whose date of death was January 23, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 12, 2026.

Personal Representative:
Carol Ayers
2355 Prestige Street
Morrow, GA 30260

Attorney for Personal Representative:
s/ Sofia Herrera
Sofia Herrera, Esquire
Attorney
Florida Bar Number: 1069771
AWS LAW FIRM
2202 N. Westshore Blvd. Ste. 200
Tampa, FL 33607
Telephone: (813) 922-5293
E-Mail: sofia@awsllaw.com
Secondary E-Mail: service@awsllaw.org

6/12-6/19/26LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
Case No: 26-CP-001257

HILLSBOROUGH COUNTY

IN RE: ESTATE OF
STEPHEN E. PELOZA,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of STEPHEN E. PELOZA, deceased, whose date of death was November 14, 2025, and the last four digits of whose social security number are 7005, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County Clerk, 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court within three (3) months after the date of the first publication of this notice.

All claims not filed within the time periods set forth in Section 733.702 of the Florida probate code will be forever barred.

Notwithstanding the time periods set forth above, any claim filed two (2) years or more after the decedent's date of death is barred.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216 - 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

The date of first publication of this notice is June 12, 2026.

Personal Representative:
KIMBERLY A. SPROAT
768 48th Ave. N
St. Petersburg, Florida 33703

Attorney for Personal Representative:
MELISSA F. WILLIAMS
Florida Bar Number: 0100084
111 Second Ave. NE, Ste. 909
St. Petersburg, Florida 33701
Telephone: (727) 280-6837
Facsimile: (855) 771-8091
e-Service: melissaf@finleywilliamsllaw.com

6/12-6/19/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No.: 24-CP-000262
Division: B

IN RE: THE ESTATE OF:
JOYCELYN BENNETT,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of JOYCELYN BENNETT, deceased, whose date of death was July 17, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 12, 2026.

Personal Representative:
Kenessa Barnes
2006 Lake Waters Place
Lutz, Florida 33558

Attorney for Personal Representative:
Gregory A. Richards, Jr.
Florida Bar No.: 0028339
LONGHOUSE, RICHARDS, OLSEN & RIEF, PLLC
202 S. Rome Avenue, Suite 110
Tampa, Florida 33606
Telephone: (813) 223-5351
E-mail: grichards@lrirlaw.com
Secondary E-mail: sferraro@lrirlaw.com

6/12-6/19/26LG 2T

IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

File No. 2026-CP-001878
Division Probate

IN RE: ESTATE OF
HENRY C. BADCOCK, SR.,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of HEN-

HILLSBOROUGH COUNTY

RY C. BADCOCK, SR., deceased, whose date of death was May 19, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representatives have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 12, 2026.

Signed on this 8th day of June, 2026.

Personal Representatives:
/s/ MARY B. STILES
8 Brook Lane
Lakeland, Florida 33803
/s/ WOGAN S. BADCOCK, III
2300 Scenic Hwy #121
Lake Wales, Florida 33898

Attorney for Personal Representatives:
/s/ Emily Crain Evans
Florida Bar No. 00114392
GrayRobinson, P.A.
One Lake Morton Drive
Lakeland, Florida 33801
Telephone: (863) 284-2200
Email: emily.crain@gray-robinson.com
2nd: pamela.doherty@gray-robinson.com

6/12-6/19/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No. 26-CP-001875

IN RE: ESTATE OF
THEODORE INMAN BAHN
A/K/A THEODORE I. BAHN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Theodore Inman Bahn, deceased, whose date of death was February 3, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 12, 2026.

Personal Representative:
/s/ Gail Vinson
1005 45th Street West
Bradenton, Florida 34209

Attorney for Personal Representative:
/s/ L. Tyler Yonge
L. Tyler Yonge, Attorney
Florida Bar Number: 98179
DRUMMOND WEHLE YONGE LLP
6987 East Fowler Avenue
Tampa, Florida 33617
Telephone: (813) 983-8000
Fax: (813) 983-8001
E-Mail: tyler@dwyfirm.com
Secondary E-Mail: amy@dwyfirm.com

6/12-6/19/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No. 26-CP-001478

IN RE: ESTATE OF
BERNICE POORMAN,
A/K/A EDNA BERNICE POORMAN

(Continued on next page)

HILLSBOROUGH COUNTY

Deceased

NOTICE TO CREDITORS

The administration of the estate of BERNICE POORMAN, A/K/A EDNA BERNICE POORMAN, deceased, whose date of death was September 19, 2025; File Number 26-CP-001478, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 12, 2026.

Personal Representative:

DENISE STEPP
607 Hillpine Way
Brandon, FL 33510

Personal Representative's Attorneys:

Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 W. Cleveland Street
Tampa, FL 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

6/12-6/19/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 2026-CP-000277

IN RE: ESTATE OF
KIMBERLY ANN EVANS A/K/A
KIMBERLY ANN STEVENS
Deceased.

NOTICE TO CREDITORS (Summary Administration)

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Kimberly Ann Evans a/k/a Kimberly Ann Stevens, deceased, File Number 2026-CP-000277, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602; that the decedent's date of death was September 16, 2025; that the total value of the estate is \$0 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
John Stevens	7352 Albritton Road Mulberry, FL 33860

ALL INTERESTED PARTIES ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The first date of publication of this Notice is June 12, 2026.

Person Giving Notice:

/s/ John Stevens
7352 Albritton Road
Mulberry, Florida 33860-9133

Attorney for Person Giving Notice:

/s/ Desiree Sanchez
Attorney
Florida Bar Number: 10082
Sanchez Law Group, P.A.
605 E. Robinson Street, Suite 650
Orlando, Florida 32801
Telephone: (407) 500-4444
Fax: (407) 236-0444
E-Mail: desiree@sanchezlaw.com
Secondary E-Mail: info@sanchezlaw.com

6/12-6/19/26LG 2T

NOTICE OF PUBLIC SALE

Notice is hereby given that on **06/24/2026 at 8:30 am** the following vehicle(s) may be sold at public sale at **6120 Jensen Rd, Tampa, FL 33619** for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585. VIN# **JN8AY2NC6KX509312 2019 NISSAN \$ 10,904.00**. The name, address and telephone number and public sale location of the repair shop that is demanding full payment of the unpaid charges is... Lienor Name: **Troyts Auto Services LLC**. Lienor Address: **6120 Jensen Rd, Tampa, FL 33619** (Hillsborough County). Lienor telephone # **(813) 671-9364**, MV License #: **MV113312**. Location of vehicle(s): **6120 Jensen Rd, Tampa, FL 33619** (Hillsborough County). The customer or person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an inter-

HILLSBOROUGH COUNTY

est in or lien on a vehicle may file a demand for a hearing with the Clerk of Court in **HILLSBOROUGH COUNTY** where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale, a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred. **04/30/2026**.

6/12/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

IMPROBABLE FILM PHOTOGRAPHY

Owner: Los Gatos Home LLC
P.O. Box 47563
Tampa, FL 33646

6/12/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

TAMPA BRICKS LF SERVICES

Owner: Edras Lidani Ramirez
209 S 24th Street
Tampa, FL 33605

6/12/26LG 1T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 2025-CA-001238
DIVISION: F

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF GCAT 2023-NQM3 TRUST,
Plaintiff,
vs.
YANIV COHEN, YAEL ELUL, et. al.,
Defendants.

NOTICE OF SALE

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale entered on April 10, 2026 in the above-styled cause, Victor D. Crist, Hillsborough county clerk of court, shall sell to the highest and best bidder for cash on **July 8, 2026 at 10:00 A.M.**, at **www.hillsborough.realforeclose.com**, the following described property:

LOT 12, RESERVE AT CITRUS PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE(S) 139 THROUGH 142, INCLUSIVE OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 11623 Sweet Tangerine Lane, Tampa, FL 33626

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

AMERICANS WITH DISABILITIES ACT

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated June 4, 2026

/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quinteiros, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@gpwblaw.com
E-mail: kchurch@gpwblaw.com
Attorney for Plaintiff

6/12-6/19/26LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

ZEBRA BLINDS TAMPA

Owner: Amaran Integral Service LLC
8303 Redbraes Dr
Tampa, FL 33615

6/12/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

UNCLAIMED SURPLUS RECOVERY SOLUTIONS

Owner: Pamela Lee
7901 4th Street N, Ste 300
St. Petersburg, FL 33702

6/12/26LG 1T

HILLSBOROUGH COUNTY**NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME**

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

SIP N COLOR COLLECTIVE

Owner: Grant Group Capital Corp
11214 East Dr. MLK Jr. Blvd., #114
Sefner, FL 33584

6/12/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

SAME PAGE

Owner: Mills Labs LLC
9516 Cavendish Dr
Tampa, FL 33626

6/12/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

JK CHRISTOPHER REALTY

Owner: Christine Helen Warren
5434 W. Tyson Ave #1406
Tampa, FL 33611

6/12/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

COURTSIDE LEGAL SERVICES, LLC

Owner: Lighthouse Litigation and Legal Services, LLC
1047 E. Brandon Blvd

6/12/26LG 1T

CITY OF TAMPA MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS PUBLICATION NOTICE

As the result of being unable to effectuate certified mail notice to violators of the City Code, Notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on **6/17/2026 at 9:00 A.M. and 1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274 8397.

Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

CASES TO BE HEARD AT THE 9:00 A.M. HEARING

CASE NO: COD-26-0000415
NAME OF VIOLATOR: SIUL GONZALEZ ALVAREZ
LOCATION OF VIOLATION: 219 W SENECA AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: SENECA SUBDIVISION LOT 15
FOLIO: 95572.0000

CASE NO: COD-26-0000457
NAME OF VIOLATOR: FRANCISCO ANTONIO LUGO
LOCATION OF VIOLATION: 2804 W VIRGINIA AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: COLLINS ARMENIA PARK W 50 FT OF E 200 FT OF N 130 FT OF S 1/2 OF LOT 121
FOLIO: 109378.0000

CASE NO: COD-26-0000533
NAME OF VIOLATOR: NHAN BUI
LOCATION OF VIOLATION: 3812 LAKESHORE DR, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: TEMPLE CREST UNIT NO 3 LOT 20 BLOCK 60
FOLIO: 148812.0000

CASES TO BE HEARD AT THE 1:00 P.M. HEARING

CASE NO: COD-24-0000328
NAME OF VIOLATOR: MARCELO DAVID SUAREZ/TRUSTEE
LOCATION OF VIOLATION: 3124 W IVY ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: DREW'S JOHN H 1ST EXTENSION LOT 12 BLOCK 68
FOLIO: 176781.0000

CASE NO: COD-26-0000015
NAME OF VIOLATOR: MARTIN AND TERESA
LOCATION OF VIOLATION: 3316 W SAN MIGUEL ST N, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: BAY VIEW ESTATES LOT 7 BLOCK 9
FOLIO: 118790.0000

CASE NO: COD-26-0000500
NAME OF VIOLATOR: FMLJUR LLC (INACTIVE)
LOCATION OF VIOLATION: 5906 N ARMENIA AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: TRACT BEG 835 FT SOUTH OF NE COR OF NE 1/4 OF SE 1/4 OF SEC 34 TWP 28 RGE 18 E THN R S 251.4 FT W 330 FT N 251.4 FT AND E 330 FT TO POB LESS ARMENIA AVENUE R/W INSIDE CITY LIMITS OF TAMPA LESS A TRACT OF LAND DESC AS FOLLOWS: COMM AT NE COR OF NE 1/4 OF SE 1/4 OF SEC 34 THN S 00 DEG 17 MIN 59 SEC W 838.02 FT ALG E LINE OF SD NE 1/4 OF SE 1/4 THN N 89 DEG 33 MIN 06 SEC W 9.77 FT TO W R/W LINE OF ARMENIA AVE THN S 00 DEG 17 MIN 59 SEC W 40.38 FT FOR POB THN CONT ALG SD R/W LINE S 00 DEG 17 MIN 59 SEC W 153 FT THN N 89 DEG 33 MIN 06 SEC W 277 FT THN N 00 DEG 17 MIN 59 SEC W 153 FT THN S 89 DEG 33 MIN 06 SEC W 277 FT TO W R/W LINE OF ARMENIA AVE AND POB LESS S 55 FT OF THE FOLLOWING PARCEL: TRACT BEG 835 FT S OF NE COR OF NE 1/4 OF SE 1/4 OF SEC 34 TWP 28 RGE 18 E THN R/S N 251.4 FT W 330 FT N 251.4 FT AND E 330 TO POB LESS ARMENIA AVE R/W INSIDE CITY LIMITS OF TAMPA
FOLIO: 128575.0000

CASE NO: COD-26-0000549
NAME OF VIOLATOR: VICTOR MANUEL GARCIA CALLEIRO
LOCATION OF VIOLATION: 8709 N 34TH ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: ELIZABETH COURT LOTS 33 AND S 1/2 OF LOT 34 BLOCK D
FOLIO: 147657.0000

CASE NO: COD-26-0000585
NAME OF VIOLATOR: JOHN ROSENDE AND KATHERINE
LOCATION OF VIOLATION: 3108 W HAWTHORNE RD, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: FOREST HILLS LOTS 15 20 AND 21 AND W 1/2 VACATED STREET ABUTTING ON THE EAST
FOLIO: 128575.0000

CASE NO: COD-26-0000613
NAME OF VIOLATOR: WISLON SAINT HILAIRE
LOCATION OF VIOLATION: 2519 W UNION ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: MAC FARLANES REV MAP OF ADDITIONS TO WEST TAMPA LOT 21 BLOCK 44
FOLIO: 179517.0000

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING.

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

5/22-6/12/26LG 4T

HILLSBOROUGH COUNTY

Brandon, FL 33511

6/12/26LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File Number: 26-CP-001209
Div: A

In Re: Estate of
James Fulmore, III,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of James Fulmore, III, deceased, whose date of death was March 5, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTE SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

HILLSBOROUGH COUNTY

The date of first publication of this notice is June 12, 2026.

Personal Representative:

Anthony DiPierro Jr.
2901 W Busch Blvd, Suite 301
Tampa, FL 33618-4565

Attorney For Personal Representative:

Anthony DiPierro Jr.
E-Mail: anthony@dipierrolaw.com
Florida Bar No. 121504
The DiPierro Law Firm
2901 W Busch Blvd, Suite 301
Tampa, FL 33618-4565
Telephone: 813-933-7144

6/12-6/19/26LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 26-CP-000085
Division A

IN RE: ESTATE OF
RACHEL ROSE
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Rachel Rose, deceased, whose date of death was December 7, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 12, 2026.

Personal Representative:

/s/ Bernard Lascola
8011 Bally Money Road
Tampa, Florida 33610

Attorney for Personal Representative:

/s/ J. Scott Reed, Esq.
Attorney
Florida Bar Number: 124699
Pilka Adams & Reed, P.A.
330 Pauls Drive, Suite 100
Brandon, Florida 33511
Telephone: (813) 653-3800
Fax: (813) 651-0710
E-Mail: sreed@pilka.com
Secondary E-Mail: probate@pilka.com

6/12-6/19/26LG 2T

THE CIRCUIT COURT FOR THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 26-CP-001333

IN RE: ESTATE OF
VLADIMIR DOBIN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of VLADIMIR DOBIN, Deceased, whose date of death was December 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 101, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

HILLSBOROUGH COUNTY

Personal Representative:
ANNA DOBIN
9250 Rock Harbour Way
Tampa, FL 33637

Attorney for Personal Representative:
Edward J Gonzalez, Esquire
Florida Bar No. 292350
2917 W Kennedy Blvd, Suite 120
Tampa, FL 33609
Telephone: (813) 956-9040
Fax: (305) 624-8200
Primary Email:
thegonzalezlawfirmfl@gmail.com

6/12-6/19/26LG 2T

**IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION**
File No. 26-CP-001756

IN RE: ESTATE OF
CLARENCE LUTHER VANCE,
A/K/A CLARENCE L. VANCE,
A/K/A CLARENCE VANCE,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Clarence Luther Vance, a/k/a Clarence L. Vance, a/k/a Clarence Vance, deceased, whose date of death was March 1, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 101, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 6/12/2026.

Personal Representative:
Bradley D. Vance
27336 Chinquapin Drive
Punta Gorda, Florida 33955

Attorney for Personal Representative:
Andrew Ponnock
Florida Bar Number: 195420
10100 West Sample Road, 3rd Floor
Coral Springs, Florida 33065
Telephone: (954) 340-4051
Fax: (800) 809-1774
E-Mail: andy@ponnocklaw.com

6/12-6/19/26LG 2T

IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
BARCLAYS MORTGAGE LOAN TRUST
2023-NQM2,
Plaintiff,
vs.

YEIMY N. CARRASCO; et al.,
Defendants. Case No.: 2025-CA-009200
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 06/01/2026, and entered in Case No. 2025-CA-009200 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein BARCLAYS MORTGAGE LOAN TRUST 2023-NQM2, is the Plaintiff and YEIMY N. CARRASCO; TAMPA BAY FEDERAL CREDIT UNION; MIDLAND FUNDING LLC; and HAWKSTONE COMMUNITY ASSOCIATION, INC., are Defendant(s), Vicor D. Crist, Clerk of Court, will sell to the highest and best bidder for cash at <https://www.hillsborough.reealforeclose.com> at 10:00 a.m. on August 4, 2026 the following described property set forth in said Final Judgment, to wit:
Lot 1, Block 27, of HINTON HAWKSTONE PHASE 1A1, according to the Plat thereof, as recorded in Plat Book 142, Page(s) 188, of the Public Records of Hillsborough County, Florida. Commonly known as: 14885 Paddock Pond Ave., Lithia, FL 33547

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

DATED June 4, 2026
/s/ Alexandra Kalman
Alexandra Kalman, Esq.
Florida Bar No. 109137
Lender Legal PLLC
1800 Pembroke Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
akalman@lenderlegal.com

HILLSBOROUGH COUNTY

EService@LenderLegal.com
CERTIFICATE OF SERVICE
I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 4th day of June 2026 to:
YEIMY N. CARRASCO
14885 Paddock Pond Av.
Lithia, FL 33547
Arthur S. Corrales, Esquire
P.O. Box 340687
Tampa, FL 33694
acorrales@arthurcorraleslaw.com
ATTORNEY FOR TAMPA BAY FEDERAL CREDIT UNION
MIDLAND FUNDING LLC.
By serving: Midland Credit Management, Inc.
13008 Telecom Drive, Ste. 350
Tampa, FL 33637
Nathan A. Frazier, Esquire
J. Clarke Brannon, Esquire
Frazier & Bowles, Attorneys at Law
202 S. Rome Ave., Ste. 125
Tampa, FL 33606
pleadings@frazierbowles.com
ATTORNEY FOR HAWKSTONE COMMUNITY ASSOCIATION, INC.
/s/ Alexandra Kalman
Alexandra Kalman, Esq.
11080-1036508

IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT, IN
AND FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-003481
FREEDOM MORTGAGE
CORPORATION
PLAINTIFF,
VS.
MELISA GOMEZ, EMLIO ARNULFO
PEREZ A/K/A EMILIO PEREZ, ET AL.,
DEFENDANTS.
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta Publishing, Inc)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 22nd day of May, 2026, and entered in Case No. 25-CA-003481, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and MELISA GOMEZ, EMLIO ARNULFO PEREZ A/K/A EMILIO PEREZ, AND WELLINGTON NORTH AT BAY PARK HOMEOWNER'S ASSOCIATION, INC. are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.reealforeclose.com at 10:00 A.M. on the 21st day of July, 2026, the following described property as set forth in said Final Judgment, to wit:
Lot 9, Block 2, WELLINGTON NORTH AT BAY PARK, according to the map or plat thereof as recorded in Plat Book 105, Page 213, of the Public Records of Hillsborough County, Florida.
Property address: 731 Cristelle Jean Dr, Ruskin, FL 33570

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
<https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAaccommodations.aspx> Phone: (813) 272-7040 or ada@fljud13.org
Dated this 4th day of June, 2026.
By: /s/ Laurence Barsky
Laurence Barsky
Bar No. 515981
Submitted by:
TROMBERG MILLER, MORRIS & PARTNERS, PLLC
ATTORNEY FOR PLAINTIFF
600 WEST HILLSBORO BOULEVARD SUITE 600
DEERFIELD BEACH, FL 33441
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@TMPPLLC.COM
11080-1036523

IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT, IN
AND FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 24-CA-007745
FREEDOM MORTGAGE
CORPORATION
PLAINTIFF,
VS.
WESLEY TUNING, ET AL.,
DEFENDANTS.
RE-NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta Publishing, Inc.)
NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 20th day of May, 2026, and entered in Case No. 24-CA-007745, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and WESLEY TUNING, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OSPREY LANDING OF RUSKIN HOMEOWNERS ASSOCIATION, INC. AND NVR, INC., are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash

electronically at www.hillsborough.reealforeclose.com at 10:00 AM on the 23rd day of June, 2026, the following described property as set forth in said Final Judgment, to wit:
Being known and designated as Lot 11, Block A as shown on plat entitled "Osprey Landing" and recorded with the Clerk of the Circuit Court, Public Records of Hillsborough County, Florida in Book 125, Page 145-149.
Property address: 5028 Inshore Landing Drive, Apollo Beach, FL 33572
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
<https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAaccommodations.aspx> Phone: (813) 272-7040 or ada@fljud13.org
Dated this 4th day of June, 2026.
By: /s/ Laurence Barsky
Laurence Barsky
Bar No. 515981
Submitted by:
TROMBERG MILLER, MORRIS & PARTNERS, PLLC
ATTORNEY FOR PLAINTIFF
600 WEST HILLSBORO BOULEVARD SUITE 600
DEERFIELD BEACH, FL 33441
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@TMPPLLC.COM
11080-1036523

HILLSBOROUGH COUNTY

electronically at www.hillsborough.reealforeclose.com at 10:00 AM on the 23rd day of June, 2026, the following described property as set forth in said Final Judgment, to wit:
Being known and designated as Lot 11, Block A as shown on plat entitled "Osprey Landing" and recorded with the Clerk of the Circuit Court, Public Records of Hillsborough County, Florida in Book 125, Page 145-149.
Property address: 5028 Inshore Landing Drive, Apollo Beach, FL 33572
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
<https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAaccommodations.aspx> Phone: (813) 272-7040 or ada@fljud13.org
Dated this 28th day of May, 2026.
By: /s/ Laurence Barsky
Laurence Barsky
Bar No. 515981
Submitted by:
Tromberg, Miller, Morris & Partners, PLLC
ATTORNEY FOR PLAINTIFF
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@TMPPLLC.COM
11080-1036146

IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
Case No.: 25-DR-013973
Division: D

IN RE: THE ADOPTION OF:
E.G.S.

**NOTICE OF ACTION FOR
TERMINATION OF PARENTAL RIGHTS
AND GRANDPARENT ADOPTION**

TO: Amy Leigh Schleiter, whose last known address is 5504 Loblolly Ct, Apt D, Tampa FL 33617

YOU ARE NOTIFIED that a Petition for Adoption by Grandparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Kathleen V. Logan, Petitioner's attorney, at Law Offices of Robert M. Geller, P.A., 807 W. Azelee St., Tampa, Florida 33606, U.S.A., on or before July 6th, 2026 and file the original with the clerk of this Court at PO Box 3360, Tampa, FL 33601-3360, United States before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the Petition.**

The minor child is identified as follows:
Date of Birth
October 1st, 2014
Place of Birth
Tampa, Hillsborough County FL
Physical Description of Respondent:
Age: 40 years old
Race: White
Hair Color: Blonde
Eye Color: Brown
Approximate Height: 5'2
Approximate Weight: 170 lb

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file a Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the Clerk's office.

Dated 5/29/2026
Victor D. Crist, Clerk of the Circuit Court
800 E Twiggs St, Tampa, FL 33602
By: s/ Jennifer Taylor
Deputy Clerk
2/27-3/20/26LG 4T

IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND FOR
HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26-006958
Division: F-P

VANESSA MACEAN,
Petitioner,
and
ROSEMOND MACEAN,
Respondent.

**NOTICE OF ACTION FOR PETITION
FOR DISSOLUTION OF MARRIAGE
WITH MINOR DEPENDENT CHILDREN**

TO: ROSEMOND MACEAN
Last address: Unknown

YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage with Minor Dependent Children has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on VANESSA MACEAN, whose address is 472 6th Ave NW, Ruskin, FL

HILLSBOROUGH COUNTY

33570, on or before 7/6/26, and file the original with the clerk of this Court at 800 E Twiggs Street, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

The action is asking the court to decide how the following real or personal property should be divided: N/A

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated May 29, 2026
Victor Crist, Clerk of the Circuit Court
800 E. Twiggs St., Tampa, FL 33602
By: s/ Jessica Saladin
Deputy Clerk
6/5-6/26/26LG 4T

IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
FAMILY LAW DIVISION
Case No.: 26-DR-001811
Division: T

IN RE: THE MARRIAGE OF:
SAIMA IMRAN-AZIZ,
Petitioner/Wife,
and
ADNAN MUNAWAR KHAN,
Respondent/Husband.

**NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE**

TO: ADNAN MUNAWAR KHAN
4175 W Touhy Ave
Lincolnwood, IL 60712
Respondent/Husband

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on SAIMA IMRAN-AZIZ, c/o Stephen Josephik, Esquire whose address is 100 North Tampa Street, Suite 1625, Tampa, FL 33602, on or before July 6, 2026 and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, Florida 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated 6/2/2026
Victor Crist, Clerk of the Circuit Court
800 E Twiggs St, Tampa, Florida 33602
By: /s/ Jennifer Taylor
Deputy Clerk
6/5-6/26/26 4T

IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-001681
Division: A

IN RE: The Estate of:
JOHN NEAL QUINONES,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of John Neal Quinones, deceased, whose date of death was January 17, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602, file number 26-CP-001681. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse (if any) is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE

HILLSBOROUGH COUNTY

AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 5, 2026.

Personal Representative:
/s/ Rosanna Quinones
Rosanna M. Quinones
2004 Golf Manor Blvd.
Valrico, Florida 33596
Telephone: (860) 801-2212

Attorney for Personal Representative:
/s/ Laurel Tesmer
Laurel Tesmer, Esq.
Florida Bar Number: 0046874
McCart & Tesmer, P.A.
10011 Water Works Lane
Riverview, Florida 33578
Telephone: (813) 498-2757
laurel@mccarttesmer.com
katie@mccarttesmer.com
6/5-6/12/26LG 2T

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-001275
Division B

IN RE: ESTATE OF
FREDERICK SWAIN JOHNSTON, IV
ALSO KNOWN AS FREDERICK SWAIN
JOHNSTON III
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Frederick Swain Johnston, IV, also known as Frederick Swain Johnston III, deceased, whose date of death was February 13, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 5, 2026.

Personal Representative:
/s/ Jenifer Johnston Elliott
Jenifer Johnston Elliott
3106 West Wyoming Ave.
Tampa, FL 33629

Attorney for Personal Representative:
/s/ Elizabeth P. Allen
Elizabeth P. Allen, Attorney
Florida Bar No. 794480
Gibbons Neuman
3321 Henderson Blvd.
Tampa, FL 33609
Telephone: (813) 877-9222
Primary Email: eallen@gibblaw.com
Secondary Email: plamb@gibblaw.com
6/5-6/12/26LG 2T

IN THE COUNTY COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 26-CC-015266
Division: M

THE VILLAS OF WESTSHORE PALMS
ASSOCIATION, INC.,
Plaintiff,
vs.

ERIN E. DIEHR,
Defendant.

NOTICE OF ACTION

TO: ERIN E. DIEHR
4209 West Gray Street, Unit 2
Tampa, Florida 33609

YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property:

LOT 3, Villas of Westshore Palms, according to the plat thereof, recorded in Plat Book 109, Page 7 of the Public Records of Hillsborough County, Florida.

More commonly known as 4209 West Gray Street, Unit 2, Tampa, Florida 33609

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on TIFFANY LOVE, ESQUIRE, Plaintiff's attorney, whose address is Adams and Reese LLP, 100 N. Tampa Street, Suite 4000, Tampa, FL 33602, on or before 6/22/2026, a date within 30 days after the first publication of the notice in La Gaceta and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the ADA coordinator not later than seven (7) days prior to the proceeding at (813) 276-8100. If hear-

(Continued on next page)

HILLSBOROUGH COUNTY

ing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.

DATED on May 15, 2026

Victor D. Crist, Hillsborough Clerk of Court
800 E Twiggs St, Tampa FL 33602

By: /s/ Jennifer Taylor
Deputy Clerk

Adams and Reese LLP

6/5-6/12/26LG 2T

**IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION**

File No. 25-CP-000263
Division: A

IN RE: GUARDIANSHIP OF
SHIRLEY GOLDSTON

NOTICE OF INTENT TO SELL

NOTICE IS HEREBY GIVEN that Scott Goldston, as the Guardian of Person and Property for Shirley Goldston, the Ward, intends to sell the following described property of the Ward:

1303 Ivywood Drive, Brandon, Florida 33510:

BRANDONWOOD SUBDIVISION UNIT NO 3 LOT 14 BLOCK 4

There will be a hearing on the Guardian's Petition to Sell Real Property located at 1303 Ivywood Drive, Brandon, Florida 33510 before the Hon. Catherine Catlin, Circuit Judge, on July 20, 2026 at 10:30 A.M. Any person claiming an interest from the sale, if any, other than the property owner, must file an objection or claim within 30 days of this notice.

I CERTIFY that the foregoing document has been served by US Certified Mail, as indicated below on June 2, 2026, and on all other unknown interested parties via publication:

Daniel Steven Goldston
1303 Ivywood Drive, Brandon, FL 33510

Kathryn Franks
358 Jay Street, Murrells Inlet, SC 29576

Charles Thomas Goldston
1303 Ivywood Drive, Brandon, FL 33510

Shannon Franks
1303 Ivywood Drive, Brandon, FL 33510

Service by Publication - La Gaceta, with date of first publication being June 5, 2026.

/s/ Scott Goldston, Guardian

/s/ Mary Greenwood McDermott, Esq.
Attorney for Petitioner

Florida Bar Number: 612456
Brandon Family Law Center, LLC
710 Oakfield Dr.
Brandon, FL 33511

Telephone: (813) 653-1744
Fax: (813) 654-6830

E-Mail: mary@brandonfamilylaw.com
Sec. E-Mail: service@brandonfamilylaw.com

6/5-6/26/26LG 4T

**IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
OF THE STATE OF FLORIDA, IN AND
FOR HILLSBOROUGH COUNTY**

CASE NO.: 25-CA-011242

BEACON SALES ACQUISITION, INC.,
a foreign corporation, d/b/a QXO
Plaintiff,

vs.

EVOLVE CONSTRUCTION, LLC, a
Florida limited liability company, and
AHMED DARKAWI, jointly and severally,
Defendants.

**NOTICE OF ACTION –
CONSTRUCTIVE SERVICE**

TO: AHMED DARKAWI
3606 Enterprise Ave., Ste. 216
Naples, FL 34104

YOU ARE HEREBY NOTIFIED that an action has been filed against you for Breach of Contract and Open Account and you are required to serve a copy of your written defenses, if any, to it on Brian A. Leung, Esq., whose address is Holcomb & Leung, P.A., 3203 W. Cypress St., Tampa, FL 33607 on or before July 6, 2026, and to file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

This Notice shall be published once a week for four (4) consecutive weeks in La Gaceta.

WITNESS my hand and seal at Hillsborough County, Florida this 2nd day of June, 2026.

Victor Crist, Clerk of the Circuit Court
800 E. Twiggs Street, Tampa, FL 33602

By: /s/ Jennifer Taylor
Deputy Clerk

Holcomb & Leung, P.A.

6/5-6/26/26LG 4T

**IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA**

PROBATE, GUARDIANSHIP
AND TRUST DIVISION

Case No. 26-CP-001855
Division A

IN RE: THE ESTATE OF
NICHOLAS JOHN MESSANA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of NICHOLAS JOHN MESSANA, deceased, Case Number 26-CP-001855, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatu- red, contingent or unliquidated claims, on whom a copy of this notice is served, must file their claims with this Court WITH- IN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLI- CATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-

HILLSBOROUGH COUNTY

VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatu- red, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS AF- TER THE DATE OF THE FIRST PUBLI- CATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PER- IOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is June 5, 2026.

Personal Representative:

MOIRA K. MESSANA
3315 West Horatio Street, Apt. 114
Tampa, Florida 33609

Attorney for Personal Representative:

Susan G. Haubenstock, Esquire
Florida Bar No. 118869
238 East Davis Boulevard, Suite 208
Tampa, Florida 33606
Telephone: (813) 259-9955
susan@sghlawoffice.com

6/5-6/12/26LG 2T

NOTICE OF LIVING ESTATE TRUST

**"Eldon Alexander Stewart
Living Estate Trust"**

Eldon Alexander Stewart Living Estate Trust ("EASLET") governs the Estate given to Eldon Alexander Stewart. The Trustees and Executor for the EAS- LET have accepted their appointments. The EASLET is vested and assigned a private number. The beneficiaries of the EASLET are private. All challenges and rebuttals are to be sent within thirty (30) days by USPS Registered Mail ad- dressed to:

Executor Office
Eldon Alexander Stewart Living Estate Trust
3106 N. Highland Avenue, Tampa, FL
33603

6/5-6/19/26 3T

**IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA**

CASE NO: 2024CA000640

MISSION SERVICING RESIDENTIAL,
INC.,
Plaintiff,

-vs-

HARRY R PENTON JR A/K/A HARRY
PENTON A/K/A HARRY RANDOLPH
PENTON, JR., and PATRICK MILLER,
Defendant(s).

**AMENDED NOTICE OF ACTION
(to complete publication)**

TO: HARRY R PENTON JR A/K/A
HARRY PENTON A/K/A HARRY
RANDOLPH PENTON, JR

UNKNOWN SPOUSE OF HARRY
PENTON A/K/A HARRY R. PENTON
JR. A/K/A HARRY RANDOLPH
PENTON, JR

UNKNOWN TENANT 1

UNKNOWN TENANT 2

Last Known Address: 1309 Piney
Branch Circle, Valrico, FL 33594

You are notified of an action to foreclose a mortgage on the following property in Hillsborough County:

LOT 27, BLOCK 1, MULRENNAN
GROVES NORTH - UNIT II, A SUBDI-
VISION ACCORDING TO THE PLAT
THEREOF RECORDED AT PLAT
BOOK 59, PAGE 40, IN THE PUB-
LIC RECORDS OF HILLSBOROUGH
COUNTY, FLORIDA.

1309 Piney Branch Circle, Valrico, FL
33594

The action was instituted in the Circuit Court, Thirteenth Judicial Circuit in and for Hillsborough, County, Florida; Case No. 2024CA000640; and is styled Mis- sion Servicing Residential, Inc. vs. Harry R Penton Jr. You are required to serve a copy of your written defenses, if any, to the action on Kelley Church, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before 7/6/26, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immedi- ately after service; otherwise, a default will be entered against you for the relief de- manded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

DATED: 3/18/2026

Victor Crist
Hillsborough Clerk of the Circuit Court
800 E Twiggs St, Tampa, FL 33602

By: /s/ Jennifer Taylor
As Deputy Clerk

Quintairos, Prieto, Wood & Boyer, P.A.

6/5-6/12/26 2T

**IN THE CIRCUIT COURT IN AND FOR
HILLSBOROUGH COUNTY, FLORIDA**

PROBATE DIVISION

CASE NO. 26-CP-1765
DIVISION A

Florida Bar #898791

IN RE: ESTATE OF
HAZEL MARIE DAVIS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of HAZEL MARIE DAVIS, deceased, Case Number 26-CP-1765, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal rep- resentative's attorney are set forth below.

That the personal representative has no duty to discover whether any property held at the time of decedent's death by the decedent or decedent's surviving spouse is property to which the Florida Uniform

HILLSBOROUGH COUNTY

Disposition of Community Property Rights at Death Act as described in Sections 732.216 and 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 132.2211, Florida Statutes.

All creditors of decedent and other persons, who have claims or demands against decedent's estate, including unmatu- red, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITH- IN THE LATER OF THREE MONTHS AF- TER THE DATE OF THE FIRST PUBLI- CATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of decedent and other persons who have claims or demands against decedent's estate, including un- matu- red, contingent or unliquidated claims, must file their claims with this Court WITH- IN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERI- ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AF- TER DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is June 5, 2026.

Personal Representative:

KYREL DAVIS
229 S. Odessa Avenue
Egg Harbor City, NJ 08215

Attorney for Personal Representative:

Dawn M. Chapman, Esq.
LEGACY LAW OF FLORIDA, P.A.

Email: info@legacylawoff.com
Secondary Email:

dawn@legacylawoff.com
205 N. Parsons Avenue
Brandon, FL 33510

813/643-1885 6/5-6/12/26LG 2T

**THE CIRCUIT COURT FOR THE
THIRTEENTH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY FLORIDA**

PROBATE DIVISION

CASE: 26-CP-001744

IN RE: THE ESTATE OF
PATRICIA JOY MEREDITH,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Patricia Joy Meredith deceased, whose date of death was May 3, 2025 is pending in the Circuit Court of Hillsborough County, Florida, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claim with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLI- CATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERI- ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is June 5, 2026.

Personal Representative:

Justin Robert Meredith
16103 Courtside View Drive
Lithia, FL 33547

Attorney for Personal Representative:

/s/ Patricia W. Bradford
Patricia W. Bradford, Esq.
Florida Bar #0115096

14502 N. Dale Mabry Highway, Ste. 200
Tampa, FL 33618

(813) 961-2802 Office
(877) 841-9630 Fax

patricia@estatelaw2go.com

6/5-6/12/26LG 2T

**IN THE COUNTY COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT IN
AND FOR HILLSBOROUGH COUNTY,
STATE OF FLORIDA**

Case No.: 25-CC-053470

FLORABLU HOMEOWNERS
ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,

v.

TAWANA GOODEN,
Defendant(s).

NOTICE OF ONLINE SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure in this cause, in the County Court of Hillsborough County, Florida, the Hillsbor- ough Clerk of Court will sell all the property situated in Hillsborough County, Florida described as:

Lot 18, Block 3, Florablu Estates, ac- cording to the map or plat thereof, as recorded in Plat Book 137, Pages 165- 169, inclusive, of the Public Records of Hillsborough County, Florida

Property Address:
123 Azul Drive, Seffner, FL 33584

at public sale to the highest bidder for cash, except as set forth hereinafter, on **July 17, 2026 at 10:00 a.m.** at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to par-

HILLSBOROUGH COUNTY

ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coor- dinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appear- ance, or immediately upon receiving this notification if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 29th day of May, 2026.

Clerk of Circuit Court & Comptroller
800 E. Twiggs St, Tampa, Florida 33602

s/ Jessica C. Burley
JESSICA C. BURLEY, ESQ.

David J. Lopez, P.A.
PO Box 172717

Tampa, FL 33672-0717
Phone: (813) 229-0160

Fax: (813) 229-0165
Florida Bar No. 85801

jessica@davidlopezpa.com
Attorney for Plaintiff

6/5-6/12/26LG 2T

**IN THE COUNTY COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT IN
AND FOR HILLSBOROUGH COUNTY,
STATE OF FLORIDA**

Case No.: 24-CC-028760

WINDSOR PARK OF TAMPA
HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,

v.

VERNICE J. JENKINS,
Defendant(s).

NOTICE OF ONLINE SALE

NOTICE IS HEREBY GIVEN that, pur- suant to the Final Judgment of Foreclose- ure in this cause, in the County Court of Hillsborough County, Florida, the Hillsbor- ough Clerk of Court will sell all the property situated in Hillsborough County, Florida described as:

Lot 12, Block 2, CHAPMAN MANORS,
according to the plat thereof as re- corded in Plat Book 63, Page 20 of the Public Records of Hillsborough County, Florida

Property Address:
16501 Blenheim Drive, Lutz, FL 33549

at public sale to the highest bidder for cash, except as set forth hereinafter, on **September 4, 2026 at 10:00 a.m.** at www.hillsborough.realforeclose.com in accord- ance with Chapter 45, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to partic- ipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coor- dinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appear- ance, or immediately upon receiving this notification if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 29th day of May, 2026.

Clerk of Circuit Court & Comptroller
800 E. Twiggs St, Tampa, Florida 33602

s/ Jessica C. Burley
JESSICA C. BURLEY, ESQ.

David J. Lopez, P.A.
PO Box 172717

Tampa, FL 33672-0717
Phone: (813) 229-0160

Fax: (813) 229-0165
Florida Bar No. 85801

jessica@davidlopezpa.com
Attorney for Plaintiff

6/5-6/12/26LG 2T

**IN THE COUNTY COURT IN AND FOR
HILLSBOROUGH COUNTY, FLORIDA**

CIVIL DIVISION

CASE NO.: 25-CC-006839

THE SANCTUARY AT OAK CREEK
HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

JACQUES LUKENS TELLUS AND
ANGEL JOY TELLUS, HUSBAND AND
WIFE,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 25- CC-006839, that resulted from the Final Hearing on or about May 27, 2026, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electroni- cally uploaded the Uniform Final Judg- ment to the case docket for 25-CC-006839 on about May 27, 2026 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Vic- tor D. Crist, the Clerk of the Court, will sell the property situated in HILLSBOROUGH County, Florida, described as:

Lot 31 of OAK CREEK PARCEL 10,
according to the Plat thereof as re- corded in Plat Book 136, Page(s) 71- 76, of the Public Records of Hillsbor- ough County, Florida.

and commonly known as: 9091 Spruce Creek Cir, Riverview, FL 33578; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the **HILLSBOROUGH County public auction website at [http:// www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), on July 17, 2026 at 10:00AM.** Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to partic- ipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coor- dinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appear- ance, or immediately upon receiving this notification if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated May 28, 2026

/

HILLSBOROUGH COUNTY

The date of first publication of this notice is June 5, 2026.

Personal Representative:
Sabrina K. Gomes
2513 Deer Forest Drive
Lutz, Florida 33559

Attorney for Personal Representative:
Gregory A. Richards, Jr.
Florida Bar No.: 0028339
LONGHOUSE, RICHARDS, OLSEN &
RIEF, PLLC

202 S. Rome Avenue, Suite 110
Tampa, Florida 33606
Telephone: (813) 223-5351
E-mail: grichards@lrorlaw.com
Secondary E-mail: sferraro@lrorlaw.com

6/5-6/12/26LG 2T

**IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 26-CP-001679

IN RE: ESTATE OF
ELIZABETH ANN SOBUS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Elizabeth Ann Sobus, deceased, whose date of death was February 14, 2026, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 5, 2026.

Personal Representative:
/s/ Deborah Ann Trentler
12407 Wexford Hills Road
Riverview, Florida 33569

Attorney for Personal Representative:
/s/ Taylor R. Hess

Florida Bar Number: 95726
TRENAM LAW
101 East Kennedy Boulevard Suite 2700
Tampa, Florida 33602
Telephone: (813) 223-7474
Fax: (813) 227-0480
E-Mail: thess@trenam.com
Secondary E-Mail: egarcia@trenam.com

6/5-6/12/26LG 2T

**IN THE COUNTY COURT IN AND FOR
HILLSBOROUGH COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO.: 26-CC-004838

BELMONT II COMMUNITY
ASSOCIATION, INC.,
Plaintiff,

vs.

PRASHANT BANSAL and PAYAL
GOYAL,
Defendant(s).

NOTICE OF ACTION

TO: PRASHANT BANSAL
14504 Easy Goer Street
Sun City Center, FL 33573

YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Hillsborough County, Florida:

LOT 2, IN BLOCK 9, OF BELMONT TOWNHOMES PARCEL F, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 294, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 7/2/2026 or 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once each week for two consecutive weeks in La Gaceta.

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled to, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, FL 33602, 813.272.7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days; If you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court on 5/27/2026.

Victor D. Crist, Clerk of Court
Hillsborough County Courthouse

HILLSBOROUGH COUNTY

800 E. Twiggs St., Tampa, FL 33602
By: /s/ Jennifer Taylor
Deputy Clerk

Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
BJR File: 021399.00008

6/5-6/12/26LG 2T

**IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 26-CP-001128

IN RE: ESTATE OF SHIRLEY SMITH,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Shirley Smith, deceased, whose date of death was June 23, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 5, 2026.

Personal Representative:
Kevin Ray Breeden
3300 Raynor Drive
Columbus, Ohio 43219

Attorney for Personal Representative:
Andrew Ponnock
Florida Bar Number: 195420
10100 West Sample Road, 3rd Floor
Coral Springs, Florida 33065
Telephone: (954) 340-4051
Fax: (800) 809-1774
E-Mail: andy@ponnocklaw.com

6/5-6/12/26LG 2T

**IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA**
PROBATE DIVISION
File No.: 26-CP-001177

IN RE: ESTATE OF
SHEILA MARIE MCINTYRE,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of SHEILA MARIE MCINTYRE, deceased, whose date of death was March 28, 2026, and whose social security number is xxx-xx-9260, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, File Number 26-CP-001177, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this notice is 6/5/2026.

Personal Representative:
/s/ COURTNEY RAY MCINTYRE
3614 Anderson Ave.
Tampa, Florida 33611

Attorney for Personal Representative:
/s/ Jonathan A. Bodden
JONATHAN A. BODDEN, Esq.
Florida Bar Number: 1011617
BODDEN LAW, LLC
500 N. Westshore Blvd. Suite 1015
Tampa, Florida 33609
Email: Jonathan@BoddenLawLLC.com
Telephone: (813) 708-7678

6/5-6/12/26LG 2T

**IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA**

HILLSBOROUGH COUNTY

Case No.: 26-DR-003809
Division: EP

MARIE PAUL,
Petitioner,
and
PIERRE POLESTANT,
Respondent.

**NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE**

TO: PIERRE POLESTANT
Last known address: 2210 E Cayuga
Street, Tampa, FL 33610

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MARIE PAUL, whose address is 2210 E Cayuga Street, Tampa, FL 33610, on or before 6/29/2026, and file the original with the clerk of this Court at 800 E Twiggs Street, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

The action is asking the court to decide how the following real or personal property should be divided: None

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated May 22, 2026

Victor Crist, Clerk of the Circuit Court
800 E. Twiggs St., Tampa, FL 33602
By: s/ Gilberto Blanco
Deputy Clerk

5/29-6/19/26LG 4T

**IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA**

Case No.: 26-DR-003810
Division: FP

NATACHA CADET COMPERE,
Petitioner,
and
RALPH COMPERE,
Respondent.

**NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE**

TO: RALPH COMPERE
Last address: Unknown

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on NATACHA CADET COMPERE, whose address is 228 Windwood Oaks Dr, Apt 102, Tampa, FL 33613, on or before 6/29/2026, and file the original with the clerk of this Court at 800 E Twiggs Street, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

The action is asking the court to decide how the following real or personal property should be divided: None

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated May 22, 2026

Victor Crist, Clerk of the Circuit Court
800 E. Twiggs St., Tampa, FL 33602
By: s/ Gilberto Blanco
Deputy Clerk

5/29-6/19/26LG 4T

**IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA**

Case No.: 26-DR-003808
Division: FP

FRANTZ DIMANCHE,
Petitioner,
and
BILL STEED JEUDY,
Respondent.

**NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE**

TO: BILL STEED JEUDY
Last address: Unknown

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on FRANTZ DIMANCHE, whose address is 2911 E Emma Street, Tampa, FL 33610, on or before 6/29/2026, and file the original with the clerk of this Court at 800 E Twiggs Street, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

The action is asking the court to decide how the following real or personal property should be divided: None

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

HILLSBOROUGH COUNTY

request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated May 22, 2026

Victor Crist, Clerk of the Circuit Court
800 E. Twiggs St., Tampa, FL 33602
By: s/ Gilberto Blanco
Deputy Clerk

5/29-6/19/26LG 4T

**IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA**

CASE NO: 25DR13349 DIV B
DIVISION: FAMILY

IN RE: THE MATTER OF
MAI AL-BASHEER,
Petitioner/Wife,
And

TAREQ MUSTAFA DAMRA,
Respondent/Husband.

**NOTICE OF ACTION FOR
VERIFIED PETITION FOR
DISSOLUTION OF MARRIAGE
AND OTHER RELATED RELIEF**

TO: TAREQ MUSTAFA DAMRA
Unknown Whereabouts

YOU ARE NOTIFIED that an action for Verified Petition for Dissolution of Marriage and Other Related Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Mais Afaneh, Esq., attorney for Mai Al-Basheer, whose address is 2600 S. Douglas Road, Suite 502, Coral Gables, FL 33134, on or before 6/23/2026, and file the original with the clerk of this Court at 800 E. Twiggs St., Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

The action is asking the court to decide how the following real or personal property should be divided: None

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated 5/18/2026

Victor Crist, Clerk of the Circuit Court
800 E. Twiggs St., Tampa, FL 33602
By: s/ Jennifer Taylor
Deputy Clerk

5/29-6/19/26LG 4T

**IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND FOR
HILLSBOROUGH COUNTY, FLORIDA**

Case No.: 26-DR-006560
Division: DP

MISLEYDIS ARIAS,
Petitioner,
and

MARCO VINAS RUECKNER,
Respondent.

**NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE
(NO CHILD OR FINANCIAL SUPPORT)**

TO: MARCO VINAS RUECKNER
Last address: Unknown

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MISLEYDIS ARIAS, whose address is 2708 W. Main St., Tampa, FL 33607, on or before 7/1/26, and file the original with the clerk of this Court at 800 E. Twiggs St., Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

The action is asking the court to decide how the following real or personal property should be divided: N/A

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated May 26, 2026

Victor Crist, Clerk of the Circuit Court
800 E. Twiggs St., Tampa, FL 33602
By: s/ Erma Yerdon
Deputy Clerk

5/29-6/19/26LG 4T

**NOTICE OF APPLICATION
FOR TAX DEED**

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it

HILLSBOROUGH COUNTY

was assessed are:

Folio No.: **0678976116**
Certificate No.: **2023 / 6720**
File No.: **2026-442**
Year of Issuance: **2023**

Description of Property:
WOODBERRY ESTATES FIRST ADDI-
TION LOT 24 BLOCK 7
PLAT BK / PG : 46 / 71
SEC - TWP - RGE : 16 - 29 - 20
Subject To All Outstanding Taxes

Name(s) in which assessed:

**DOUGLAS E COOPER
BARBARA E COOPER
BARBARA COOPER**

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/20/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Gabreele Stewart, Deputy Clerk

5/29-6/19/26LG 4T

**NOTICE OF APPLICATION
FOR TAX DEED**

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **2081810000**
Certificate No.: **2023 / 16714**
File No.: **2026-443**
Year of Issuance: **2023**

Description of Property:
PLANT CITY WARREN'S SURVEY S
100 FT OF LOT 4 BLOCK 24
PLAT BK / PG : K000 / 315
SEC - TWP - RGE : 29 - 28 - 22
Subject To All Outstanding Taxes

Name(s) in which assessed:

**RCO AND COMPANY LLC
RCO & COMPANY LLC**

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/20/2026

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Gabreele Stewart, Deputy Clerk

5/29-6/19/26LG 4T

**NOTICE OF APPLICATION
FOR TAX DEED**

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **0503110000**
Certificate No.: **20**

HILLSBOROUGH COUNTY

Certificate No.: **2023 / 8628**
 File No.: **2026-449**
 Year of Issuance: **2023**

Description of Property:

SHIRLEY RANCH UNIT NO 3 LOT 6
 AND AN UNDIV INTEREST IN PAR-
 CEL A RD
 PLAT BK / PG : 85 / 63
 SEC - TWP - RGE : 21 - 28 - 21
Subject To All Outstanding Taxes

Name(s) in which assessed:

**LAWRENCE MCCLURE AND
 COURTNEY MCCLURE
 LAWRENCE MCCLURE
 COURTNEY MCCLURE**

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/20/2026

Victor D. Crist
 Clerk of the Circuit Court
 Hillsborough County Florida
 By Gabreelle Stewart, Deputy Clerk

5/29-6/19/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **2051190000**
 Certificate No.: **2023 / 16506**
 File No.: **2026-450**
 Year of Issuance: **2023**

Description of Property:

STRAWBERRY TERRACE SOUTH
 LOT 8 BLOCK 2
 PLAT BK / PG : 7 / 68
 SEC - TWP - RGE : 33 - 28 - 22
Subject To All Outstanding Taxes

Name(s) in which assessed:

**HICKS G C
 G. C. HICKS**

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/20/2026

Victor D. Crist
 Clerk of the Circuit Court
 Hillsborough County Florida
 By Gabreelle Stewart, Deputy Clerk

5/29-6/19/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **1407820000**
 Certificate No.: **2023 / 12259**
 File No.: **2026-451**
 Year of Issuance: **2023**

Description of Property:

POINSETTIA VILLAGE LOT 10 AND S
 2 FT OF LOT 11 BLOCK 4
 PLAT BK / PG : 37 / 92
 SEC - TWP - RGE : 17 - 28 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:

**HOWARD HUTCHENSON
 GREG HUTCHENSON
 DONALD EUGENE HUTCHENSON
 CAROLYN L HUTCHENSON**

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/20/2026

Victor D. Crist
 Clerk of the Circuit Court
 Hillsborough County Florida
 By Gabreelle Stewart, Deputy Clerk

5/29-6/19/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **1444130000**
 Certificate No.: **2023 / 12512**

HILLSBOROUGH COUNTY

File No.: **2026-453**
 Year of Issuance: **2023**

Description of Property:

TAMPA OVERLOOK LOT 16 BLOCK
 23
 PLAT BK / PG : 17 / 2
 SEC - TWP - RGE : 19 - 28 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:

**RAFAEL BACA RUIZ
 LAURA RUIZ**

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/20/2026

Victor D. Crist
 Clerk of the Circuit Court
 Hillsborough County Florida
 By Gabreelle Stewart, Deputy Clerk

5/29-6/19/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **2052550000**
 Certificate No.: **2023 / 16543**
 File No.: **2026-456**
 Year of Issuance: **2023**

Description of Property:

ORANGE COURT SUBDIVISION LOT
 4 BLOCK 1
 PLAT BK / PG : 31 / 26
 SEC - TWP - RGE : 20 - 28 - 22
Subject To All Outstanding Taxes

Name(s) in which assessed:

**ESTATE OF BRENDA R FRERICHS
 ROGER F FRERICHS
 BRENDA R FRERICHS**

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/20/2026

Victor D. Crist
 Clerk of the Circuit Court
 Hillsborough County Florida
 By Gabreelle Stewart, Deputy Clerk

5/29-6/19/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **1992890000**
 Certificate No.: **2023 / 16131**
 File No.: **2026-457**
 Year of Issuance: **2023**

Description of Property:

EAST TAMPA LOT 18 BLOCK 55
 PLAT BK / PG : 0001 / 0079
 SEC - TWP - RGE : 19 - 29 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:

YBOR DEVELOPMENT LLC

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/20/2026

Victor D. Crist
 Clerk of the Circuit Court
 Hillsborough County Florida
 By Gabreelle Stewart, Deputy Clerk

5/29-6/19/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **1649720000**
 Certificate No.: **2023 / 14180**
 File No.: **2026-460**
 Year of Issuance: **2023**

Description of Property:

CARON JENNIE AND HECTOR'S
 SUBDIVISION LOTS 2, 3, 4 AND 5
 TOG WITH ALLEY ABUTTING

HILLSBOROUGH COUNTY

THEREON
 PLAT BK / PG : 18 / 36
 SEC - TWP - RGE : 01 - 29 - 18
Subject To All Outstanding Taxes

Name(s) in which assessed:

P B & J VENTURES INC

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/20/2026

Victor D. Crist
 Clerk of the Circuit Court
 Hillsborough County Florida
 By Gabreelle Stewart, Deputy Clerk

5/29-6/19/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **1875920000**
 Certificate No.: **2023 / 15592**
 File No.: **2026-461**
 Year of Issuance: **2023**

Description of Property:

CUSCADEN'S SUBDIVISION LOT
 4 AND S 1/2 OF ALLEY ABUTTING
 BLOCK 2
 PLAT BK / PG : 1 / 10
 SEC - TWP - RGE : 07 - 29 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:

**LONG & ASSOCIATE OF TAMPA
 LLC**

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/20/2026

Victor D. Crist
 Clerk of the Circuit Court
 Hillsborough County Florida
 By Gabreelle Stewart, Deputy Clerk

6/5-6/26/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **0411040100**
 Certificate No.: **2023 / 3864**
 File No.: **2026-462**
 Year of Issuance: **2023**

Description of Property:

THAT PORTION DESC AS BEG SE
 COR OF SW 1/4 THN N 89 DEG 56
 MIN 44 SEC W 994.89 FT THN N
 59.43 FT TO N R/W LINE OF BUF-
 FALO AVE THN N 88 DEG 16 MIN
 52 SEC W 245.60 FT THN N 222.59
 FT THN N 89 DEG 58 MIN 45 SEC W
 258.35 FT THN S 35 DEG 44 MIN 14
 SEC W 95.42 FT FOR POB THN S
 44 DEG 41 MIN 40 SEC E 24.86 FT
 THN S 45 DEG 18 MIN 20 SEC W 32
 FT THN

N 44 DEG 41 MIN 40 SEC W 40.42 FT
 TO INTRS WITH THE LIMITED AC-
 CESS RIW LINE INTERSTATE 4 THN
 ALONG SAID R/W LINE 35.14 FT THN
 S 44 DEG 41 MIN 40 SEC E 30.08 FT
 TO THE POB LESS ADD'L R/W DESC
 AS BEG AT SW COR OF SE 1/4 OF
 SW 1/4 RUN N 69.84 FT N 88 DEG
 15 MIN 59 SEC W 5.35 FT N 12 FT W
 158.93 DT TH NWLY 176.43 FT ALG
 AOG W/RAD OF 100 FT & CHD BRG
 N 39 DEG 23 MIN 10 SEC W 154.42
 FT FOR POB TH NELY ALONG RIW
 35.23 FT THN S 44 DEG 40 MIN 47
 SEC E 14.87 FT S 35 DEG 51 MIN 46
 SEC W 30.11 FT S 05 DEG 30 MIN 46
 SEC E 3.63 FT & N 44 DEG 40 MIN
 47 SEC W 8.33 FT TO POB
 SEC - TWP - RGE : 02 - 29 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:

**MLK GASOLINE SERVICES INC,
 WENDYS INTERNATIONAL AND
 HCL TAMPA PROPERTIES LP C/O
 STARBOARD GROUP
 H & S REALTY & PROPERTY INC AS
 TO A 1/3 INTEREST
 HLC TAMPA PROPERTIES LP AS TO
 A 1/3 INTEREST
 WENDYS INTERNATIONAL INC AS
 TO A 1/3 INTEREST
 H & S REALTY & PROPERTY INC
 WENDYS INTERNATIONAL INC**

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision

HILLSBOROUGH COUNTY

of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/20/2026

Victor D. Crist
 Clerk of the Circuit Court
 Hillsborough County Florida
 By Gabreelle Stewart, Deputy Clerk

5/29-6/19/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **1555090000**
 Certificate No.: **2023 / 13524**
 File No.: **2026-463**
 Year of Issuance: **2023**

Description of Property:

BELLMONT HEIGHTS S 88 FT OF
 LOT 13 LESS S 42 FT OF E 17.6 FT
 AND N 46 FT OF S 88 FT OF W 3
 FT OF LOT 14 BLOCK 19
 PLAT BK / PG : 4 / 83
 SEC - TWP - RGE : 05 - 29 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:

**REO ASSET DISBURSEMENT LLC
 MICHAEL RAMIREZ
 JAIME L NIEVES AGENT**

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/20/2026

Victor D. Crist
 Clerk of the Circuit Court
 Hillsborough County Florida
 By Gabreelle Stewart, Deputy Clerk

5/29-6/19/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **0511330300**
 Certificate No.: **2022 / 4732**
 File No.: **2026-466**
 Year of Issuance: **2022**

Description of Property:

GARDEN CITY REVISED MAP OF
 LOT 3 BLOCK 7 DESC AS FR INTERS
 OF N BDRY OF LOT 3 AND W
 RIW OF SR 45 RUN S ALG RIW 50
 FT W 175 FT N 50 FT AND E 175 FT
 TO POB
 PLAT BK / PG : 1 / 117
 SEC - TWP - RGE : 26 - 30 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:

**COLE SHAUN
 O'RIORDAN OLIVER
 GENERAL STORE & BAIT SHOP LLC**

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 5/20/2026

Victor D. Crist
 Clerk of the Circuit Court
 Hillsborough County Florida
 By Gabreelle Stewart, Deputy Clerk

5/29-6/19/26LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: **0915030300**
 Certificate No.: **2023 / 9755**
 File No.: **2026-468**
 Year of Issuance: **2023**

Description of Property:

N 50 FT OF S 680 FT OF E 306 FT
 OF N 3/4 OF NW 1/4 OF SW 1/4 ---
 TRACT BEG AT NW COR OF E 306
 FT OF S 680 FT OF N 3/4 OF SW 1/4
 OF NW 1/4 AND RUN E 306 FT N
 317.35 FT TO NE COR OF NW 1/4
 OF SW 1/4 W 371 FT S TO N BDRY
 OF S 680 FT OF N 3/4 OF SW 1/4 OF
 NW 1/4 & E 65 FT TO BEG
 SEC - TWP - RGE : 07 - 29 - 22
Subject To All Outstanding Taxes

Name(s) in which assessed:

**ALBERT W WELCH
 JANET GOLDSMITH
 RUTH G WELCH
 STEPHEN WELCH
 JON WELCH
 MARY BETH WELCH**

HILLSBOROUGH COUNTY

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/9/2026) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this

HILLSBOROUGH COUNTY

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY DIVISION
CASE NO.: 14-DR-016219
DIVISION: I

IN RE: THE FORMER MARRIAGE OF OLIVER W. JONES, JR.,
Petitioner/Formal Husband,
and
MILCAH H. JONES,
Respondent/Formal Wife.

NOTICE OF ACTION FOR VERIFIED MOTION TO DETERMINE CREDIT AND ARREARS

COMES NOW, Petitioner/Formal Husband, OLIVER W. JONES, JR., by and through the undersigned counsel, and files this Notice of Action for Verified Motion to Determine Credit and Arrears (hereinafter "Motion"), and in support thereof, states as follows:

TO: Respondent/Formal Wife, MILCAH H. JONES, whose last known address is 1914 Fruitridge Street, Brandon, Florida 33510.

YOU ARE HEREBY NOTIFIED that an action to determine credit and arrears of child support has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on J. Robert Angstadt, Esquire, Cara L. Powell, Esquire, Victoria Fraley, Esquire, Tyla S. Jones, Esquire, Myra B. Denman, Esquire, Jasmine Noelle Kennedy, Esquire, and the law firm of Tampa Divorce, Attorneys for Petitioner/Formal Husband, OLIVER W. JONES, JR., whose address is 13057 W Linebaugh Ave., Ste 102, Tampa, Florida 33626 on or before Monday, June 22, 2026, and file the original with the clerk of this Court at 800 E. Twiggs Street, Tampa, Florida 33602. **If you fail to do so, a default may be entered against you for the relief demanded in Former Husband's Verified Motion to Determine Credit and Arrears filed on November 26, 2025.**

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office, located at 800 E. Twiggs Street, Tampa, Florida 33602. You may review these documents upon request.

You must keep the Clerk of Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915). Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated 5/15/2026

Victor Crist
Clerk of the Circuit Court
800 E Twiggs St, Tampa, FL 33602
By: /s/ Jennifer Taylor
Deputy Clerk

5/22-6/12/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

FAMILY LAW DIVISION
Case No.: 26-DR-002147
Division: D

BRIANA NATASHA BROWN,
Petitioner,

and
VILAY SAVAY-LUIS INTHAVONG,
Respondent.

NOTICE OF ACTION FOR PETITION TO ESTABLISH PARENTAL RESPONSIBILITY, TIMESHARING AND FOR RELATED RELIEF

TO: VILAY SAVAY-LUIS INTHAVONG

YOU ARE NOTIFIED that an action for Petition to Establish Parental Responsibility, Timesharing and for Related Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Kari L. MacDonald, Esquire, whose address is 634 E. Bloomingdale Avenue, Brandon, FL 33511, on or before 6/24/2026 and file the original with the clerk of this Court at Hillsborough County Courthouse, Family Division, 800 E. Twiggs Street, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated 5/19/2026

Victor Crist, Clerk of the Circuit Court
800 E. Twiggs Street, Tampa, FL 33602
By: /s/ Jennifer Taylor
Deputy Clerk

5/22-6/12/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

Case No.: 26-DR-004832
Division: EP

JOSEPH ANTHONY SANTOS,
Petitioner,

and
JILIAN MARIE SANTOS,

HILLSBOROUGH COUNTY

Respondent.

AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE NO CHILD OR FINANCIAL SUPPORT)

TO: JILIAN MARIE SANTOS
11 Garden Street Apt 128
New Rochelle NY 10801

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JOSEPH ANTHONY SANTOS, whose address is 11707 Joyce Crescent Ln, Thonotosassa FL 33592 on or before 6/24/2026, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

The action is asking the court to decide how the following real or personal property should be divided: N/A

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated 5/19/26

Victor Crist, Clerk of the Circuit Court
800 E. Twiggs St., Tampa, FL 33602
By: /s/ Laronda Jones
Deputy Clerk

5/22-6/12/26LG 4T

IN THE CIRCUIT/COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

Case Number: 26-DR-006355
Division: JP

IN RE:

OLGA C NAVARRO HERNANDEZ
Petitioner,
And

ALEJANDRO ZEPEDA VALLEJO
Respondent.

AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: ALEJANDRO ZEPEDA VALLEJO
No Known Address

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on OLGA C NAVARRO HERNANDEZ, whose address is 1307 Sheridan Bay Drive, Ruskin FL 33570, on or before June 23, 2026 and file the original with the clerk of this Court at 800 E. Twiggs Street, Room 101, Tampa, Florida 33602 or P.O. Box 3360, Tampa, Florida 33601-3360, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated May 18, 2026

s/ Victor D. Crist
Clerk of the Circuit Court
800 E. Twiggs St., Tampa, FL 33602
Prepared by Yazmin Acosta Soto
Deputy Clerk

5/22-6/12/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT HILLSBOROUGH COUNTY

TO: ANTOWAN Q. LINDSAY
Case No.: CD202507512/D 3523741

An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

5/22-6/12/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
JUVENILE DIVISION
CASE NO.: 24-DP-65
DIVISION: C

IN THE INTEREST OF:
A.A. DOB: 1/4/2014
MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: TROY AUGUSTIN DOB 12/1/1991

HILLSBOROUGH COUNTY

Address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: A.A. born on 1/4/2014. You are hereby **commanded** to appear on July 6, 2026, at 9:20 AM before the Honorable Daryl M. Manning at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, CR 308, for an **ADVISORY HEARING**.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-mail: ada@fljud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 13th day of May, 2026.

Victor D. Crist, Clerk of Court
800 E Twiggs St, Tampa, FL 33602

By: /s/ Caitlin O'Brien
As Deputy Clerk

5/22-6/12/26LG 4T

NOTICE OF SUSPENSION HILLSBOROUGH COUNTY

To: ESTHER RENELUS

Case No: CD202604689/D 3312196

A Notice of Suspension to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

5/22-6/12/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT HILLSBOROUGH COUNTY

To: JOSEPH D. JOHNSON

Case: CD202511324/D 3405187/3504695

An Administrative Complaint to impose an administrative fine has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

5/22-6/12/26LG 4T

IN THE COUNTY COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 26-CC-003229
DIVISION: O

COASTAL POINTE CONSTRUCTION, LLC, a Florida limited liability company, Plaintiff,

vs.

4604 EUCLID LLC, a dissolved Florida limited liability company, and SEA KING POOLS, INC., a Florida Corporation, ALL KNOWN OR UNKNOWN SUB-CONTRACTORS, SUBSUB-CONTRACTORS, AND MATERIALMEN WHO MAY CLAIM A RIGHT TO FILE A LIEN, and UNKNOWN PARTIES IN POSSESSION/TENANTS Defendants.

NOTICE OF ACTION

WHEREAS, an action has been brought by COASTAL POINTE CONSTRUCTION, LLC ("CPC"), to foreclose a construction lien as described in the Complaint filed in this action on January 21, 2026, against the real property located at 4604 West Euclid Avenue, Tampa, Florida 33629, and legally described as follows:

LOT 62, UNIT NO. 3 OF BEL-MAR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 8, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

NOW, THEREFORE, notice is given to unknown parties in possession/tenants of the above-named Defendants, who are not inhabitants of, nor found within this state, that they appear or plead to the Complaint filed by CPC, and who are required to serve a copy of written defenses, if any, to it on John J. Agliano, Esquire, CPC's attorney, whose address is 606 E. Madison Street, Tampa, FL 33602, thirty days from first publication, and file the original with the Clerk of this Court either before service on CPC's above-named attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint, and that in default the court will proceed to the hearing and adjudication of the action.

If you are a person with a disability who needs accommodation in order to access court facilities or participate in a court

HILLSBOROUGH COUNTY

proceeding, you are entitled, at no cost to you, to provision or certain assistance. To request accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line (1-800-955-8771); Voice Impaired Line 1-800-955-8770.

WITNESS my hand and the seal of said court on May 15, 2026.

Victor D. Crist
Clerk of the Circuit Court & Comptroller
800 E. Twiggs St., Tampa, FL 33602

By: /s/ Jennifer Taylor
Deputy Clerk

5/22-6/12/26 4T

IN THE COUNTY COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 26-CC-003228
DIVISION: V

COASTAL POINTE CONSTRUCTION, LLC, a Florida limited liability company, Plaintiff,

vs.

4426 EUCLID LLC, a dissolved Florida limited liability company, and UNKNOWN PARTIES IN POSSESSION/TENANTS Defendants.

NOTICE OF ACTION

WHEREAS, an action has been brought by COASTAL POINTE CONSTRUCTION, LLC ("CPC"), to foreclose a construction lien as described in the Complaint filed in this action on January 21, 2026, against the real property located at 4426 West Euclid Avenue, Tampa, Florida, 33629, and legally described as follows:

LOT(S) 64 AND 65, UNIT NO. 3 OF BEL-MAR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 8, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

NOW, THEREFORE, notice is given to unknown parties in possession/tenants of the above-named Defendants, who are not inhabitants of, nor found within this state, that they appear or plead to the Complaint filed by CPC, and who are required to serve a copy of written defenses, if any, to it on John J. Agliano, Esquire, CPC's attorney, whose address is 606 E. Madison Street, Tampa, FL 33602, thirty days from first publication, and file the original with the Clerk of this Court either before service on CPC's above-named attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint, and that in default the court will proceed to the hearing and adjudication of the action.

If you are a person with a disability who needs accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to provision or certain assistance. To request accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line (1-800-955-8771); Voice Impaired Line 1-800-955-8770.

WITNESS my hand and the seal of said court on May 15, 2026.

Victor D. Crist
Clerk of the Circuit Court & Comptroller
800 E. Twiggs St., Tampa, FL 33602

By: /s/ Jennifer Taylor
Deputy Clerk

5/22-6/12/26 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

File No. 25-CP-001035
Division A

IN RE: ESTATE OF

GEORGIA MARIE NELSON,
Deceased.

NOTICE OF ACTION FOR PETITION TO DETERMINE HOMESTEAD

TO: CHARLES NELSON

Last known address: P.O. Box 1147
Seminole, Oklahoma 74818

YOU ARE NOTIFIED that an action has been filed in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, for the probate of Georgia Marie Nelson, where you are named as a beneficiary.

You are required to serve a copy of any written response or objection, if any, to: MOONRAY LAW, PLLC
c/o Justin T. Moonray, Esq.
1032 E Brandon Blvd #9933
Brandon, Florida 33511

on or before 06/25/2026, and file the original with the Clerk of this Court, at the Hillsborough County Courthouse, 800 Twiggs Street, Room 445 - Edgecomb Courthouse, Tampa, Florida 33602, Courtroom #415, either before service on Petitioner's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Petition to Determine Homestead.

WITNESS my hand and seal of this Court on 5/18/2026.

Victor D. Crist
As Clerk of the Court

By: /s/ Ryan Marsh
As Deputy Clerk

5/22-6/12/26LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

FAMILY LAW DIVISION
CASE NO.: 26-DR-005291

HILLSBOROUGH COUNTY

DIVISION: F

GEANNETT TURRENTINE,
Petitioner,

vs.

MAURICE JERMAINE SCOTT
FLOWERS, REBECCA JEAN FLOWERS
(DECEASED),
Respondents.

NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: Maurice Jermaine Scott Flowers,
Respondent, at his last three known addresses:

- 1) 1120 Edwards E., Lot 6
Madisonville, TN 37354-1271
- 2) 905 Monroe Street
Athens, TN 37303-3327
- 3) 3110 W Hillsborough Ave.
Tampa, FL 33614-5927

YOU ARE HEREBY NOTIFIED that an action for Temporary Custody of Minor Child by Extended Family has been filed against you by Geannett Turrentine, and you are required to serve a copy of your written defenses, if any, to it, on the Attorney, whose name and address is:

Laura Ankenbruck, Esquire
Fla. Bar No. 0966400
Bay Area Legal Services, Inc.
1302 N. 19th Street, Suite 400
Tampa, Florida 33605
(813) 232-1222, ext. 138

and file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa FL 33602 on or before 6/18/2026; otherwise judgment may be entered against you for the relief demanded in the Petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.912.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, require certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding you are entitled at no cost to you, to the provision of certain assistance. Please contact the Court Administrator's A.D.A. Coordinator (813) 272-7040, 800 E. Twiggs St., Room 600, Tampa, FL 33602, within 7 working days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of said Court on 5/13/2026.

Victor D. Crist, Clerk of the Circuit Court
800 E Twiggs St, Tampa, FL 33602

By: /s/ Jennifer Taylor
Deputy Clerk

5/22-6/12/26LG 4T

MANATEE COUNTY**IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA**

CASE NO.: 2026-CA-0094

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,

vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF BENNET PALAZZOLO; et al.,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered on May 28, 2026 in the above-captioned action, the following property situated in Manatee County, Florida, described as:

The South 25 feet of Lot 5 and the North 28.3 feet of Lot 8, Block 3, Fairview Park, according to the plat thereof recorded in Plat Book 1, Page 188, of the Public Records of Manatee County, Florida.

Shall be sold by the Clerk of Court, Angelina "Angel" Colonneso, on the **7th day of July, 2026 at 11:00 a.m. (Eastern Time) by electronic sale at www.manatee.realforeclose.com** to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of

MANATEE COUNTY

Email: mcoyle@storeylawgroup.com
STOREY LAW GROUP, P.A.
 221 NE Ivanhoe Blvd, Suite 300
 Orlando, FL 32804
 Telephone: 407-488-1225
 Secondary Email:
 sbaker@storeylawgroup.com
 Attorneys for Plaintiff

6/12-6/19/26LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

FUENTES & MARRERO DESIGN GROUP
 Owner: Daikel Gonzalez Fuentes
 2628 30th Ave E
 Bradenton, FL 34208

6/12/26LG 1T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION
 CASE #: 2026-CP-001105

IN RE: ESTATE OF
 MARY E. RESSLER,
 Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARY E. RESSLER, deceased, whose date of death was April 4, 2026; is pending in the Circuit Court for MANATEE County, Florida, Probate Division; File Number 2026-CP-001105; the address of which is 1115 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmat-ured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmat-ured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 12, 2026.

Personal Representative:
 Michael S. Ressler
 620 Kewanna Avenue
 Pittsburgh, PA 15234

Attorney for Personal Representative:
 Gregory A. Kaiser, Esquire
 FBN 47376 - greg@wtpelf.com
 Attorney for Michael S. Ressler, PR
 Wills, Trusts, Probate and Elder Law Firm
 6751 Professional Parkway, Suite 104
 Sarasota, FL 34240
 Telephone (941) 914-9145
 Fax (941) 914-9514

6/12-6/19/26LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION
 File No. 412026CP001025CPAXMA

IN RE: ESTATE OF
 BOBBIE ANN DONOVAN
 Deceased.

NOTICE TO CREDITORS

The administration of the estate of BOBBIE ANN DONOVAN, deceased, whose date of death was September 19, 2025; File Number 412026CP001025CPAXMA, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 12, 2026.

Personal Representative:
 RONDA GAIL PENNINGTON
 6710 36th Avenue East Lot #48
 Palmetto, FL 34221

Personal Representative's Attorneys:
 /s/ Whitney C. Miranda, Esq. - FBN 65928
 WCM@GendersAlvarez.com
 Derek B. Alvarez, Esq. - FBN 114278
 DBA@GendersAlvarez.com
 Anthony F. Diecidue, Esq. - FBN 146528
 AFD@GendersAlvarez.com
 GENDERS*ALVAREZ*DICIDUE, P.A.
 2307 West Cleveland Street
 Tampa, FL 33609
 (813) 254-4744 Fax: (813) 254-5222

MANATEE COUNTY

Eservice for all attorneys listed above:
 GADeservice@GendersAlvarez.com

6/12-6/19/26LG 2T

RECEIPT OF APPLICATION NOTICING

Notice is hereby given that the Southwest Florida Water Management District (SWFWMD) has received an Application for an individual ERP Application No. 935417 from BOCC Manatee County Public Works Attn: Scott May; 1022 26th Avenue East Bradenton, FL 34208. Application received: February 20, 2026. Proposed activity: Expansion of a portion of Buckeye Road located in Manatee County. Project name: Buckeye Road Widening. Project size: 39.34 acres. Location: Sections 11 & 12, Township 33 South, Range 18 East, in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at the Tampa Regional Office for the Southwest Florida Water Management District, 7601 US Highway 301, Tampa, Florida 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, Florida 34604-6899 or submit your request through the District's website at www.watmatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or (800)423-1476, TDD only (800)231-6103.

6/12/26LG 1T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION
 File No. 412026CP001085CPAXMA

IN RE: ESTATE OF
 BRENDA JOYCE HARVEY,
 A/K/A BRENDA J. HARVEY
 Deceased.

NOTICE TO CREDITORS

The administration of the estate of BRENDA JOYCE HARVEY, A/K/A BRENDA J. HARVEY, deceased, whose date of death was December 2, 2025; File Number 412026CP001085CPAXMA, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 5, 2026.

Personal Representative:
 KEVIN P. HARVEY
 4422 Crestoak Drive
 Smyrna, GA 30082

Personal Representative's Attorneys:
 Derek B. Alvarez, Esq. - FBN: 114278
 DBA@GendersAlvarez.com
 Anthony F. Diecidue, Esq. - FBN: 146528
 AFD@GendersAlvarez.com
 Whitney C. Miranda, Esq. - FBN: 65928
 WCM@GendersAlvarez.com
 GENDERS*ALVAREZ*DICIDUE, P.A.
 2307 West Cleveland Street
 Tampa, FL 33609
 Phone: (813) 254-4744
 Fax: (813) 254-5222

Eservice for all attorneys listed above:
 GADeservice@GendersAlvarez.com

6/5-6/12/26LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION
 File No. 2025-CP-002047-AX
 Division Probate

IN RE: ESTATE OF
 THOMAS M. POAPS,
 Deceased.

NOTICE TO CREDITORS

The administration of the estate of THOMAS M. POAPS, deceased, whose date of death was May 8, 2025; File Number 2025-CP-002047-AX, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

MANATEE COUNTY

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 5, 2026.

Personal Representative:
 CHRIS M. VORBECK
 4470 Northgate Court
 Sarasota, FL 34234

Attorney for Personal Representative:
 Chris M. Vorbeck
 Email: vorblaw@aol.com
 Florida Bar No. 997201
 The Law Office of Chris M. Vorbeck, P.A.
 4470 Northgate Court
 Sarasota, FL 34234
 Telephone: (941) 921-3124

6/5-6/12/26LG 2T

ORANGE COUNTY

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A - Obligor) The Manley Law Firm LLC has been appointed as Trustee by Flex Vacations Owners Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A-VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ("Declaration"), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A - Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Jordan A Zepetello, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Sascha C. Morton, PO BOX 470553, Celebration, FL 34747; VOI: 207865-01; TYPE: Odd Biennial; POINTS: 81000; TOTAL: \$1,685.08; PER DIEM: \$0.45; NOTICE DATE: May 29, 2026 OBLIGOR: Gustavo A. Caceres Quinones, URB VILLAS DE LA PRADERA #171 TURPIAL ST, Rincon, PR 00677 Puerto Rico and Milza Castillo Lamadrid, URB VILLAS DE LA PRADERA #171 TURPIAL ST, Rincon, PR 00677 Puerto Rico; VOI: 245867-01; TYPE: Annual; POINTS: 37000; TOTAL: \$1,599.09; PER DIEM: \$0.41; NOTICE DATE: May 29, 2026 OBLIGOR: Glenn L. Fuerst, 365 OConnor Rd, North Babylon, NY 11703 and Donna-Lee D. Fuerst, 365 OCONNOR RD, North Babylon, NY 11703; VOI: 246198-01; TYPE: Odd Biennial; POINTS: 51700; TOTAL: \$1,326.34; PER DIEM: \$0.28; NOTICE DATE: May 29, 2026 OBLIGOR: Abid Raza, 1 HARVEST RIDGE ROAD, Arkadelphia, AR 71923 and Rehana Yasmeen, 1 HARVEST RIDGE RD, Arkadelphia, AR 71923-9114; VOI: 248636-01; TYPE: Annual; POINTS: 37000; TOTAL: \$1,599.09; PER DIEM: \$0.41; NOTICE DATE: May 29, 2026 OBLIGOR: Sherri Herring Miller, 104 QUIGLEY LN, Meansville, GA 30256-5102 and Joseph Gary Miller, 104 QUIGLEY LN, Meansville, GA 30256-5102; VOI: 248738-01; TYPE: Annual; POINTS: 95700; TOTAL: \$3,032.96; PER DIEM: \$1.05; NOTICE DATE: May 29, 2026 File Numbers: 26-006840, 26-007189, 26-007191, 26-007222, 26-007223 MDK-101590

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A - Obligor) The Manley Law Firm LLC has been appointed as Trustee by Flex Vacations Owners Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A-VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ("Declaration"), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A - Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Jordan A Zepetello, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Alan G. Bleezarde, 79 NEW ST, Nutley, NJ 07110-1601; VOI: 248921-01; TYPE: Even Biennial; POINTS: 44000; TOTAL: \$1,232.62; PER DIEM: \$0.24; NOTICE DATE: May 29, 2026 OBLIGOR: Enriqueta Flores De Andrade, 501 N KNOXVILLE AVE, Tulsa, OK 74115-7209 and Nuria Elizabeth Sigala, 6226 E KING PL, Tulsa, OK 74115-6722; VOI: 249149-01; TYPE: Annual; POINTS: 51700; TOTAL: \$1,958.71; PER DIEM: \$0.57; NOTICE DATE: May 29, 2026 OBLIGOR: Brent J. Broere, 24 GUARDIAN DR, Mount Sinai, NY 11766-2310 and Lauren K. Jedlicka, 24 GUARDIAN DR, Mount Sinai, NY 11766-2310; VOI: 249163-01; TYPE: Odd Biennial; POINTS: 44000; TOTAL: \$1,232.62; PER DIEM: \$0.24; NOTICE DATE: May 29, 2026 OBLIGOR: Jeffrey Allen Clark, 235 COUNTY RD 4792, Atlanta, TX 75551; VOI: 249227-01; TYPE: Annual; POINTS: 69800; TOTAL: \$2,401.11; PER DIEM: \$0.77; NOTICE DATE: May 29, 2026 OBLIGOR: Bob Crain, 20 PARLIAMENT DR, Mt.

ORANGE COUNTY

to these proceedings is the failure of the Obligors (See Exhibit A - Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jordan A Zepetello, Esq. Michael E. Carleton, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Diane Cullen, 188 WICKFIELD LN, North Babylon, NY 11703-5308; VOI: 213815-01; TYPE: Annual; POINTS: 95700; TOTAL: \$3,031.91; PER DIEM: \$1.05; NOTICE DATE: May 27, 2026 OBLIGOR: Lisa M. Simmons, 9885 STELLA PALM WAY 410 FORT MYERS, Fort Myers, FL 33966 and Jonathon L Simmons, 11531 S NACHEZ AVE, Worth, IL 60482-2317; VOI: 220906-01; TYPE: Odd Biennial; POINTS: 51700; TOTAL: \$1,326.62; PER DIEM: \$0.28; NOTICE DATE: May 27, 2026 OBLIGOR: Rebekah Margaret June Kennedy, 6 HAYPARK AVENUE DRUMAHOE, Londonderry Bt47 3sj United Kingdom and Benjamin William Kennedy, 6 HAYPARK AVENUE DRUMAHOE, Londonderry BT473SJ United Kingdom; VOI: 246492-01; TYPE: Even Biennial; POINTS: 112000; TOTAL: \$2,062.68; PER DIEM: \$0.62; NOTICE DATE: May 27, 2026 OBLIGOR: Thiago Jose Werpel Pessoa Dos Santos, AVENIDA REBOUCAS 1145 APT 191A SAN PABLO, Sao Paulo 005401150 Brazil and Lucianne Souza Fraga, ALAMEDA TIETE 597-72 SANTOF, Sao Paulo 01417-020 Brazil; VOI: 253355-01; TYPE: Annual; POINTS: 37000; TOTAL: \$1,598.68; PER DIEM: \$0.41; NOTICE DATE: May 27, 2026 OBLIGOR: Michael R. Dell, 302 PINE VALLEY DR, Felton, PA 17322-9217 and Grace Patricia Dell, 302 PINE VALLEY DR, Felton, PA 17322-9217; VOI: 256895-01; TYPE: Annual; POINTS: 25800; TOTAL: \$1,324.90; PER DIEM: \$0.28; NOTICE DATE: May 27, 2026 File Numbers: 26-006901, 26-006745, 26-007193, 26-007265, 26-006744 MDK-101594

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A - Obligor) The Manley Law Firm LLC has been appointed as Trustee by Flex Vacations Owners Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A-VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ("Declaration"), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A - Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Jordan A Zepetello, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: David F. Sullivan, 12 WILLOW CREEK AVE, Suffield, CT 06078-2256 and Michelle C. Sullivan, 9 VINTNER PL, Enfield, CT 06082-5900; VOI: 249593-01; TYPE: Odd Biennial; POINTS: 44000; TOTAL: \$1,232.62; PER DIEM: \$0.24; NOTICE DATE: May 29, 2026 OBLIGOR: Vy Anh Le, 2207 OCEANSIDE WAY, San Leandro, CA 94579-2785 and Lanh Thi Nguyen, 2207 OCEANSIDE WAY, San Leandro, CA 94579-2785; VOI: 249732-01; TYPE: Annual; POINTS: 51700; TOTAL: \$1,958.71; PER DIEM: \$0.57; NOTICE DATE: May 29, 2026 OBLIGOR: Jose Rene Caceres, 1002 FORTRESS ST, Edinburg, TX 78539-7021 and Martha Garcia Caceres, 1002 FORTRESS ST, Edinburg, TX 78539-7021; VOI: 249760-01; TYPE: Annual; POINTS: 61700; TOTAL: \$2,231.95; PER DIEM: \$0.74; NOTICE DATE: May 29, 2026 File Numbers: 26-007224, 26-007230, 26-007232, 26-007234, 26-007235 MDK-101606

ORANGE COUNTY

Holly, NJ 08060; VOI: 249286-01; TYPE: Odd Biennial; POINTS: 51700; TOTAL: \$1,326.62; PER DIEM: \$0.28; NOTICE DATE: May 29, 2026 File Numbers: 26-007225, 26-007226, 26-007227, 26-007228, 26-007229 MDK-101579

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A - Obligor) The Manley Law Firm LLC has been appointed as Trustee by Flex Vacations Owners Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A-VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ("Declaration"), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A - Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Jordan A Zepetello, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Leicy Mendoza Emerson, 7322 SW 162ND PL, Miami, FL 33193-4416 and Jose R Gonzalez Calderon, 8311 SW 142ND AVE, APT J111, Miami, FL 33183-4098; VOI: 248762-01; TYPE: Annual; POINTS: 20700; TOTAL: \$1,201.02; PER DIEM: \$0.23; NOTICE DATE: May 29, 2026 OBLIGOR: Shelley Bauman Schoen, 4000 N 35TH AVE, Hollywood, FL 33021-1912; VOI: 249337-01; TYPE: Annual; POINTS: 29000; TOTAL: \$1,403.83; PER DIEM: \$0.32; NOTICE DATE: May 29, 2026 OBLIGOR: David F. Sullivan, 12 WILLOW CREEK AVE, Suffield, CT 06078-2256 and Michelle C. Sullivan, 9 VINTNER PL, Enfield, CT 06082-5900; VOI: 249593-01; TYPE: Odd Biennial; POINTS: 44000; TOTAL: \$1,232.62; PER DIEM: \$0.24; NOTICE DATE: May 29, 2026 OBLIGOR: Vy Anh Le, 2207 OCEANSIDE WAY, San Leandro, CA 94579-2785 and Lanh Thi Nguyen, 2207 OCEANSIDE WAY, San Leandro, CA 94579-2785; VOI: 249732-01; TYPE: Annual; POINTS: 51700; TOTAL: \$1,958.71; PER DIEM: \$0.57; NOTICE DATE: May 29, 2026 OBLIGOR: Jose Rene Caceres, 1002 FORTRESS ST, Edinburg, TX 78539-7021 and Martha Garcia Caceres, 1002 FORTRESS ST, Edinburg, TX 78539-7021; VOI: 249760-01; TYPE: Annual; POINTS: 61700; TOTAL: \$2,231.95; PER DIEM: \$0.74; NOTICE DATE: May 29, 2026 File Numbers: 26-007224, 26-007230, 26-007232, 26-007234, 26-007235 MDK-101606

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A - Obligor) The Manley Law Firm LLC has been appointed as Trustee by Flex Vacations Owners Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A-VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ("Declaration"), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A - Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Jordan A Zepetello, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone:

(Continued on next page)

ORANGE COUNTY

(407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Sofia Lynn Warren, 3078 LAMP POST LN, Traverse City, MI 49685-9064 and Eric William Warren, 3078 LAMP POST LN, Traverse City, MI 49685-9064; VOI: 244240-01; TYPE: Annual; POINTS: 81000; TOTAL: \$4,989.11; PER DIEM: \$1.78; NOTICE DATE: May 29, 2026 OBLIGOR: W. L. Cavalcano, 309 CHAIN O HILLS RD, Colonia, NJ 07067-3715; VOI: 249560-01; TYPE: Annual; POINTS: 44000; TOTAL: \$1,770.30; PER DIEM: \$0.48; NOTICE DATE: May 29, 2026 OBLIGOR: Craig Fulton Thomas, 1700 W CREEK VILLAGE DR, APT D6, Elkton, MD 21921-4271 and Kim Yvette Thomas, 1700 W CREEK VILLAGE DR, APT D6, Elkton, MD 21921-4271; VOI: 249801-01; TYPE: Annual; POINTS: 67100; TOTAL: \$2,335.11; PER DIEM: \$0.74; NOTICE DATE: May 29, 2026 OBLIGOR: Nusrat Abedin Jimi, 23 ANDREA DR APT B, Vestal, NY 13850; VOI: 249983-01; TYPE: Even Biennial; POINTS: 67100; TOTAL: \$1,515.09; PER DIEM: \$0.37; NOTICE DATE: May 29, 2026 OBLIGOR: Arleshia M. Jones, 5812 WESTMINSTER, Benton, AR 72019-6888 and Cedric B. Jones, 5812 WESTMINSTER, Benton, AR 72019-6888; VOI: 249991-01; TYPE: Annual; POINTS: 95700; TOTAL: \$3,034.01; PER DIEM: \$1.05; NOTICE DATE: May 29, 2026 File Numbers: 26-007177, 26-007231, 26-007236, 26-007239, 26-007240 MDK-101589

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A - Obligor) The Manley Law Firm LLC has been appointed as Trustee by Flex Vacations Owners Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A - Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Joseph Ammirati, 56 HARDEN DR, Lagrangeville, NY 12540-6324 and Cynthia A. Ammirati, 56 HARDEN DR, Lagrangeville, NY 12540-6324; VOI: 251020-01; TYPE: Annual; POINTS: 95700; TOTAL: \$3,034.01; PER DIEM: \$1.05; NOTICE DATE: May 29, 2026 OBLIGOR: Kimberly Crawford, 155 FERRIS AVE 11D, White Plains, NY 10603-3424; VOI: 251199-01; TYPE: Annual; POINTS: 20700; TOTAL: \$1,201.02; PER DIEM: \$0.23; NOTICE DATE: May 29, 2026 OBLIGOR: Elenid Hanson, 2248 BEAR PEAK ROAD, Minneola, FL 34715 and Lance Lee Hanson, 1041 THUNDERHEAD LN, Minneola, FL 34715-8110; VOI: 251350-01; TYPE: Even Biennial; POINTS: 37000; TOTAL: \$1,147.05; PER DIEM: \$0.20; NOTICE DATE: May 29, 2026 OBLIGOR: Luis E. Prouer, 12 GLEN ROAD, Yonkers, NY 10704 and Layza M. Garcia, 3208 BAINBRIDGE AVE, APT 3A, Bronx, NY 10467-3934; VOI: 252147-01; TYPE: Annual; POINTS: 30500; TOTAL: \$1,440.67; PER DIEM: \$0.34; NOTICE DATE: May 29, 2026 OBLIGOR: Erik Rutland, 6821 LOS TRECHOS CT NE, Albuquerque, NM 87109-2770 and Melissa Rutland, 6821 LOS TRECHOS CT NE, Albuquerque, NM 87109-2770; VOI: 259934-01; TYPE: Annual; POINTS: 51700; TOTAL: \$1,958.71; PER DIEM: \$0.57; NOTICE DATE: May 29, 2026 File Numbers: 26-007249, 26-007251, 26-007252, 26-007256, 26-007341 MDK-101585

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A - Obligor) The Manley Law Firm LLC has been appointed as Trustee by Flex Vacations Owners Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A - Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right

ORANGE COUNTY

to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Adekunle Akeem Olowu, Elm House Spinks Lane, Witham CM8 1EP United Kingdom and Omotinuola Olamitomi Olowu, Elm House Spinks Lane, Witham CM8 1EP United Kingdom; VOI: 245648-01; TYPE: Annual; POINTS: 30500; TOTAL: \$1,439.99; PER DIEM: \$0.34; NOTICE DATE: May 27, 2026 OBLIGOR: Joao Cesar Fernandes Pessoa, Av. Silva Jardim, 3229, Apto 101, Curitiba 80240-021 Brazil; VOI: 248345-01; TYPE: Annual; POINTS: 44000; TOTAL: \$1,769.34; PER DIEM: \$0.48; NOTICE DATE: May 27, 2026 OBLIGOR: Maria Josefina Gallo Bermudez, CALLE ALTOLAGUIRRE 3380, Ciudad Autonoma Buenos Aires C1431EDT Argentina and Jose Maria Mascias, CALLE ALTOLAGUIRRE 3380, Ciudad Autonoma Buenos Aires C1431EDT Argentina; VOI: 250082-01; TYPE: Annual; POINTS: 51700; TOTAL: \$1,957.57; PER DIEM: \$0.57; NOTICE DATE: May 27, 2026 OBLIGOR: Mary Grace Thompson-Winter, 5 OGrady Street, St. Johns A1A 5L1 Canada; VOI: 253497-01; TYPE: Odd Biennial; POINTS: 44000; TOTAL: \$1,232.14; PER DIEM: \$0.24; NOTICE DATE: May 27, 2026 OBLIGOR: Peter Eduardo Siemsen, ENGENHEIRO PIRES DO RIO 115, Rio De Janeiro 022641310 Brazil and Maria Elisa Scardino Siemsen, MARQUES DE OLINDA 70, Rio De Janeiro 22251-040 Brazil; VOI: 258330-01; TYPE: Annual; POINTS: 196900; TOTAL: \$5,503.46; PER DIEM: \$2.17; NOTICE DATE: May 27, 2026 File Numbers: 26-007185, 26-007219, 26-007242, 26-007267, 26-007316 MDK-101616

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A - Obligor) The Manley Law Firm LLC has been appointed as Trustee by Flex Vacations Owners Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A - Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Ronda Greer Jackson, 16615 WHITE CITY RD, Pleasantville, PA 16341-1531; VOI: 258492-01; TYPE: Annual; POINTS: 67100; TOTAL: \$2,335.11; PER DIEM: \$0.74; NOTICE DATE: May 29, 2026 OBLIGOR: Sandra Lee Hyland, 2027 S GRANDVIEW LN, Bismarck, ND 58503-0852 and Glen Ray Hyland, 2027 S GRANDVIEW LN, Bismarck, ND 58503-0852; VOI: 258531-01; TYPE: Annual; POINTS: 44000; TOTAL: \$1,770.30; PER DIEM: \$0.48; NOTICE DATE: May 29, 2026 OBLIGOR: Donald James Lindsay III, 6166 VALLEY FORGE DR, Coopersburg, PA 18036-8803 and Angela Yuyiko Lindsay, 6166 VALLEY FORGE DR, Coopersburg, PA 18036-8803; VOI: 258693-01; TYPE: Even Biennial; POINTS: 44000; TOTAL: \$1,232.62; PER DIEM: \$0.24; NOTICE DATE: May 29, 2026 OBLIGOR: Roger Wesley Brust, 5 BAY PATH CT, Huntington, NY 11743-1537 and Linda Meyer, 5 BAY PATH CT, Huntington, NY 11743-1537; VOI: 258902-01; TYPE: Annual; POINTS: 20700; TOTAL: \$1,201.02; PER DIEM: \$0.23; NOTICE DATE: May 29, 2026 OBLIGOR: Rebecca J. Duerwerth, 25045 BLAKELY DR, Plainfield, IL 60585-7866 and Monique D. Schmidt, 4119 MONROE ST, Omaha, NE 68107-3746; VOI: 259762-01; TYPE: Even Biennial;

ORANGE COUNTY

POINTS: 25000; TOTAL: \$1,000.65; PER DIEM: \$0.14; NOTICE DATE: May 29, 2026 File Numbers: 26-007320, 26-007323, 26-007326, 26-007327, 26-007339 MDK-101610

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 2026-CA-000814-O

CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE EFMT 2024-INV1, Plaintiff,

vs.

MDJJ HOLDINGS LLC; MARTIN IGNACIO RODRIGUEZ; ALICE GOVAERT; WINDERMERE TRAILS HOMEOWNERS ASSOCIATION; UNKNOWN TENANT #1 N/K/A JOHN DOE; UNKNOWN TENANT #2 N/K/A JANÉ DOE; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE OF ACTION

TO: MARTIN IGNACIO RODRIGUEZ

Last Known Address: 8961 Lookout

Pointe Dr., Windermere, FL 34786

Current Address: Unknown

Previous Address: 8961 Lookout

Pointe Dr., Windermere, FL 34786

TO: MARTIN IGNACIO RODRIGUEZ

Last Known Address: 8961 Lookout

Pointe Dr., Windermere, FL 34786

Current Address: Unknown

Previous Address: 8961 Lookout

Pointe Dr., Windermere, FL 34786

TO: ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY,

THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE

DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM

AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

whose residence is unknown if he/she/they are living; and if he/she/they are

dead, the unknown defendants who may be spouses, heirs, devisees, grantees,

assignees, lienors, creditors, trustees, and all parties claiming an interest by,

through, under or against the Defendants, who are not known to be dead or

alive, and all parties having or claiming to have any right, title or interest in the

property described in the mortgage being foreclosed herein.

YOU ARE NOTIFIED that an action to foreclose a mortgage has been filed

against you, in regard to the following property in Orange County, Florida, legally

described as:

LOT 199, WINDERMERE TRAILS

PHASE 4B, ACCORDING TO THE

PLAT THEREOF, AS RECORDED

IN PLAT BOOK 87, PAGE(S) 126

THROUGH 129 OF THE PUBLIC

RECORDS OF ORANGE COUNTY,

FLORIDA.

This property is located at the street

address of 6803 Cherry Grove Circle,

Orlando, FL 32809.

YOU ARE REQUIRED to serve a copy of your written defenses on or before a date

which is within 30 days after the first publication, if any, on McMichael Taylor Gray,

LLC, Plaintiff's Attorney, whose address is 3550 Engineering Drive, Suite 260,

Peachtree Corners, GA 30092, and file the original with this Court either before

service on Plaintiff's Attorney, or immediately thereafter; otherwise, a default will be

entered against you for the relief demanded in the Complaint or Petition.

This Notice shall be published once a week for two consecutive weeks in the LA

GACETA.

IN ACCORDANCE WITH THE AMERICAN'S WITH DISABILITIES ACT, If you

are a person with a disability who needs any accommodation in order to participate

in this proceeding, you are entitled, at no cost to you, to the provision of certain

assistance. Please contact ADA Coordinator, Human Resources, Orange County

Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303,

fax: 407-836-2204.

WITNESS my hand and the seal of the court on 5/21/2026.

Tiffany Moore Russell

Clerk of The Circuit Court

425 North Orange Ave., Room 350

Orlando, Florida 32801

Attorney for Plaintiff:

Annalise Hayes DeLuca, Esq.

Gina Vargas, Esq.

MCMICHAEL TAYLOR GRAY, LLC

3550 Engineering Drive, Suite 260

Peachtree Corners, GA 30092

Phone: 404.474.7149

Email: ServiceFL@mtglaw.com

6/12-6/19/26LG 2T

IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA

Case No.: 2026-CC-000662-O

Lake Olympia Homeowners' Association, Inc.,

Plaintiff,

vs.

Scott A Sinberg; et al.

Defendant(s).

NOTICE OF ACTION

TO: Scott A Sinberg and Raina Pinerio Sinberg

1354 Olympia Park Circle

Ocoee, FL 34761

YOU ARE NOTIFIED that an action for declaratory judgment, injunctive relief,

and monetary judgment on the following property has been filed in Orange County,

Florida:

LOT 48, LAKE OLYMPIA - NORTH VILLAGE, ACCORDING TO THE

PLAT THEREOF, RECORDED IN

ORANGE COUNTY

PLAT BOOK 26, PAGE(S) 46 AND 47, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

A lawsuit has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on RYAN FONG, ESQUIRE, Plaintiff's Attorney, whose address is DHN ATTORNEYS, 448 South Alafaya Trail, Unit 8, Orlando, FL 32828, within thirty (30) days after the first publication of this notice, to be published in La Gaceta Newspaper, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

Dated this 8th day of June, 2026

Tiffany Moore Russell, Clerk of Courts

425 N. Orange Ave., Orlando, FL 32801

By: /s/ Naline S. Bahadur

Deputy Clerk

6/12-7/3/26LG 4T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

WR VACATION MARKETING

Owner: Westgate Resorts, Ltd.

5601 Windhover Drive

Orlando, Florida 32819

6/12/26LG 1T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 482025CA012209A0010X

FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff,

vs.

DARLENE M. EUBANKS, et al,

Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to

Final Judgement dated May 14, 2026, and

entered in Case No. 482025CA012209-

A0010X of the Circuit Court of the NINTH

Judicial Circuit in and for Orange County,

Florida, wherein FIFTH THIRD BANK,

NATIONAL ASSOCIATION is the Plaintiff

and DARLENE M. EUBANKS, TODD D.

EUBANKS, UNKNOWN TENANT # 1 NKA

DANIEL EUBANKS, the Defendants. Tiff-

any Moore Russell, Clerk of the Circuit Court

in and for Orange County, Florida will sell

to the highest and best bidder for cash at

www.orange.realforeclose.com, the Clerk's

website for on-line auctions at **11:00 a.m.**

on **July 9, 2026**, the following described

property as set forth in said Order of Final

Judgment, to wit:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF ORANGE, STATE OF FLORIDA, TO-WIT:

LOT 16, PLANTATION ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK X,

PAGE 120, PUBLIC RECORDS OF

ORANGE COUNTY, FLORIDA.

If you are a person claiming an interest in

the surplus from the sale, if any, other than

the Property Owner as of the date of the

lis pendens, you must file a claim with the

Clerk of Court before or no later than the

date that the clerk reports the surplus as

unclaimed. If you fail to file a timely claim,

you will not be entitled to any remaining

funds. After the funds are reported as un-

claimed, only the Owner of the Record as

of the date of the lis pendens may claim

the surplus.

If the sale is set aside, the Purchaser

may be entitled to only a return of the

sale deposit less any applicable fees and

costs and shall have no further recourse

against the Mortgagor, Mortgagee or the

Mortgagee's Attorney.

OSCEOLA COUNTY

OSCEOLA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000183

IN RE: ESTATE OF
WILMA R. MINCEY,
Deceased.

**NOTICE OF ACTION
(formal notice by publication)**

TO: ARLENE BARTH, nominated
Successor Personal Representative in
Decedent's Last Will and Testament,
ADDRESS UNKNOWN

YOU ARE NOTIFIED that a Petition for
Administration has been filed in this Court.
You are required to serve a copy of your
written defenses, if any, on Petitioner's at-
torney, whose name and address is:

Ashly Mae Guernaccini, Esq.
314 South Missouri Avenue, Suite 201
Clearwater, Florida 33756

on or before July 12, 2026 and to file the
original of the written defenses with the
clerk of this Court either before service or
immediately thereafter. Failure to serve
and file written defenses as required may
result in a judgment or order for the relief
demanded, without further notice.

Signed on this 9th day of June, 2026
Kelvin Soto, Esq., Clerk of the Circuit
Court & Comptroller Osceola County
2 Courthouse Sq, Kissimmee, FL 34741
By: s/ Beverly Mahadeo
As Deputy Clerk
At Cause Law Office

6/12-7/3/26LG 4T

**NOTICE OF INTENTION TO REGISTER
FICTITIOUS TRADE NAME**

Notice is hereby given that the under-
signed intend(s) to register with the Florida
Department of State, Division of Corporations,
pursuant to Section 865.09 of the
Florida Statutes (Chapter 90-267), the
trade name of:

GOLDING AUTO FILMS

Owner: Whonattan Golding
2628 Summer Clouds Way
Kissimmee, FL 34744

6/12/26LG 1T

IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT, IN AND FOR
OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 001221 MF
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.

UNKNOWN HEIRS, BENEFICIARIES,
DEVISEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST IN
THE ESTATE OF EDWARD RANDOLPH
SEENEY A/K/A EDWARD R. SEENEY,
ET AL.,
DEFENDANTS.

RE-NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta Publishing,
Inc.)

NOTICE IS HEREBY GIVEN pursuant to
Order on Plaintiff's Motion to Cancel and
Reschedule the May 26, 2026 Foreclosure
Sale dated the 21st day of May, 2026, and
entered in Case No. 2025 CA 001221 MF,
of the Circuit Court of the Ninth Judicial
Circuit in and for Osceola County, Florida,
wherein Freedom Mortgage Corporation is
the Plaintiff and JUDY ARLEEN
SEENEY A/K/A JUDY SEENEY A/K/A
JUDY SEENEY KIRKLEY, UNKNOWN
HEIRS, BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS WHO
MAY CLAIM AN INTEREST IN THE
ESTATE OF EDWARD RANDOLPH
SEENEY A/K/A EDWARD R. SEENEY,
AND TRAFALGAR VILLAGE MASTER
ASSOCIATION, INC. are defendants. Kelvin
Soto as the Clerk of the Circuit
Court shall sell to the highest and best
bidder for cash at courthouse located at
3 Courthouse Square, Room 204 (2nd
floor) Kissimmee, FL 34741 at 11:00 AM
on the 9th day of July, 2026, the following
described property as set forth in said Final
Judgment, to wit:

Lot 76, Trafalgar Village - Phase Three,
according to the plat as recorded in Plat
Book 19, Pages 90 through 100, of the
Public Records of Osceola County, Florida.
Property address: 4913 Pall Mall St E,
Kissimmee, FL 34758

IF YOU ARE A PERSON CLAIMING A
RIGHT TO FUNDS REMAINING AFTER
THE SALE, YOU MUST FILE A CLAIM
WITH THE CLERK NO LATER THAN THE
DATE THAT THE CLERK REPORTS THE
FUNDS AS UNCLAIMED. IF YOU FAIL
TO FILE A CLAIM, YOU WILL NOT BE
ENTITLED TO ANY REMAINING FUNDS.
AFTER THE FUNDS ARE REPORTED
AS UNCLAIMED, ONLY THE OWNER OF
RECORD AS OF THE DATE OF THE LIS
PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who
needs any accommodation in order to
participate in this proceeding, you are
entitled, at no cost to you, to the provision
of certain assistance. Please contact Court
Administration at Two Courthouse Square,
Suite 6300, Kissimmee, Florida 34741,
Telephone: (407)
343-2417 within two (2) working days of
your receipt of this document; if you are
hearing or voice impaired, call 1-800-955-
8771.

Dated this 28th day of May 2026.
By: /s/ Laurence Barsky
LAURENCE BARSKY
BAR NO. 515981

Submitted by:
Tromberg, Miller, Morris & Partners, PLLC
ATTORNEY FOR PLAINTIFF
600 West Hillsboro Boulevard, Suite 600
Deerfield Beach, FL 33441
DESIGNATED PRIMARY E-MAIL FOR
SERVICE
PURSUANT TO FLA. R. JUD. ADMIN
2.516
ESERVICE@TMPPLC.COM
11080-1036135

IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND FOR
OSCEOLA COUNTY, FLORIDA

CASE NO.: 2024-CA-002162-MF

CARRINGTON MORTGAGE SERVICES,
LLC,
Plaintiff,
vs.

LILIANA C. VELASQUEZ MORAN;
HARMONY WEST HOMEOWNERS'
ASSOCIATION, INC.; UNKNOWN

OSCEOLA COUNTY

TENANT #1 NKA ROSE KENDALL and
UNKNOWN TENANT #2 NKA ROBIN
KENDALL,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant
to the Final Judgment entered on May
27, 2026, in the above-captioned action,
the following property situated in Osceola
County, Florida, described as:

**LOT 431, VILLAGES AT HARMONY
PHASE 1 C-2, ACCORDING TO
THE PLAT AS RECORDED IN PLAT
BOOK 30, PAGES 198 THROUGH
199, OF THE PUBLIC RECORDS OF
OSCEOLA COUNTY, FLORIDA.**

Shall be sold by the Clerk of Court, Kel-
vin Soto, Esq., on the **25th day of August,
2026 at 11:00 a.m. at the Osceola County
Courthouse, 3 Courthouse Square,
Room 204 (2nd floor), Kissimmee, FL
34741**, to the highest bidder, for cash,
after giving notice as required by section
45.031, Florida Statutes.

Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim before the
clerk reports the surplus as unclaimed.
The Court, in its discretion, may enlarge
the time of the sale. Notice of the changed
time of sale shall be published as provided
herein.

If you are a person with a disability who
needs any accommodation in order to
participate in this proceeding, you are en-
titled, at no cost to you, to the provision
of certain assistance. ADA Coordinator,
Court Administration, Osceola County
Courthouse, 2 Courthouse Square, Suite
6300, Kissimmee, FL 34741, (407) 742-
2417, fax 407-835-5079 at least 7 days
before your scheduled court appearance,
or immediately if you receive less than a
7 day is notice; if you are hearing or voice
impaired, call 711.

Dated this 25th day of February, 2026
/s/ Michael C. Coyle
MICHAEL C. COYLE, ESQ.
Florida Bar No.: 1054501
Email: mcoyle@storeylawgroup.com
STOREY LAW GROUP, P.A.
221 NE Ivanhoe Blvd., Suite 300
Orlando, FL 32804
Telephone: 407-488-1225
Facsimile: 407-488-1177
Secondary Email:
sbaker@storeylawgroup.com
Attorneys for Plaintiff

6/5-6/12/26LG 2T

FOR CHANGE OF NAME

NO. 25CV481265

Superior Court of California, County of
Santa Clara-In the matter of the applica-
tion of: Victor Vern Pacheco

TO ALL IN-TERESTED PERSONS:

1. Petitioner(s): Victor f i Vern Pacheco filed
a petition for Change of Name with the
clerk of this court for a decree changing
names as follows:

a. Victor Vern Pacheco to Victor Vern Tre-
vino.

THE COURT ORDERS that all per-sons
interested in this matter appear before
this court at the hearing indicated below
to show cause, if any, why the petition for
change of name should not be granted.
Any person objecting to the name changes
described above must file written objection
that includes the reasons for the objection
at least two court days before the matter is
scheduled to be heard and must appear at
the hearing to show cause why the petition
should not be granted.

If no written objection is timely filed, the
court may grant the petition without a hear-
ing.

NOTICE OF HEARING:

Date: 07/07/2026 at 8:45 am, Probate
Dept., located at 191 N. First Street, San
Jose, CA 95113.

3. A copy of the Order to Show cause shall
be published at least once a week for four
successive weeks prior to the date set for
hearing on the petition in La Gaceta, a
newspaper of general circulation, printed
in the county of Osceola County.

May 4, 2026
Hon. Charles F. Adams

6/5-6/29/26LG 4T

IN THE COUNTY COURT OF THE NINTH
JUDICIAL CIRCUIT OF THE STATE OF
FLORIDA, IN AND FOR OSCEOLA COUNTY
CIVIL DIVISION

CASE NO.: 2024 CC 003681 RP

THE HUNTINGTON NATIONAL BANK,
Plaintiff,
vs.

CESAR DANIEL CARRENA CABRA,
Defendant.

NOTICE OF ACTION - REPLEVIN

TO: CESAR DANIEL CARRENA CABRA
Whose Residence is Unknown
Whose Last Known Mailing Address is:
375 Milano Lane Apt 109
Melbourne, FL 32940

YOU ARE HEREBY NOTIFIED that a
replevin action on the following property in
Osceola County, Florida:

2020 APEX ULTRA LITE
256RBSS TRAVEL TRAILER
VIN: 5ZT2CXSB2LS037789

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on VICTOR H. VES-
CHIO, Esquire, of Gibbons Neuman, Plain-
tiff's attorney, whose address is 3321 Hen-
derson Boulevard, Tampa, Florida 33609,
within thirty (30) days of the date of the first
publication of this notice, or, on or before
8th July 2026, and file the original with the
Clerk of this Court either before service on
Plaintiff's attorney or immediately there-
after; otherwise a default will be entered
against you for the relief demanded in the
Complaint.

If you are a person with a disability who
needs any accommodation in order to par-
ticipate in this proceeding, you are entitled,
at no cost to you, to the provision of cer-
tain assistance. Please contact the ADA
Coordinator, Court Administration, Osceola
County Courthouse, 2 Courthouse Square,
Suite 6300, Kissimmee, Florida 34741,
(407) 742-2417, at least 7 days before your

OSCEOLA COUNTY

scheduled court appearance, or immedi-
ately upon receiving this notification if the
time before the scheduled appearance is
less than 7 days; if you are hearing or voice
impaired, call 711.

NOTE: THIS COMMUNICATION, FROM A
DEBT COLLECTOR, IS AN ATTEMPT
TO COLLECT A DEBT AND ANY INFOR-
MATION OBTAINED WILL BE USED FOR
THAT PURPOSE.

DATED this 18th day of May, 2026.

Kelvin Soto, Esq., Clerk Circuit Court
Osceola County Courthouse

By: s/ Kelvin Soto, Esq

6/5-6/26/26LG 4T

IN THE COUNTY COURT IN AND FOR
OSCEOLA COUNTY, FLORIDA

Case No.: 2026 CC 000705 CL

Liberty Village Property Owners
Association, Inc.,
Plaintiff,

vs.

Tashana Riley; et al.
Defendant(s).

NOTICE OF ACTION

TO: Tashana Riley
1164 Liberty Hall Dr
Kissimmee, FL 34746

YOU ARE NOTIFIED that an action to
enforce and foreclose upon a notice and
claim of lien on the following property has
been filed in Osceola County, Florida:

LOT 33, LIBERTY VILLAGE, PHASE
1, A SUBDIVISION ACCORDING TO
THE PLAT THEREOF RECORDED
IN PLAT BOOK 12, PAGES 141 AND
142, OF THE PUBLIC RECORDS OF
OSCEOLA COUNTY, FLORIDA.

A lawsuit has been filed against you, and
you are required to serve a copy of your
written defenses, if any, to it on DON H.
NGUYEN, ESQUIRE, Plaintiff's Attorney,
whose address is DHN ATTORNEYS, 448
South Alafaya Trail, Unit 8, Orlando, FL
32828, within thirty (30) days after the first
publication of this notice, to be published
in La Gaceta, and file the original with the
Clerk of this Court either before service on
Plaintiff's attorney or immediately there-
after; otherwise a default will be entered
against you for the relief demanded in the
Lien Foreclosure Complaint.

Dated this 28th day of May, 2026.
Kelvin Soto, Esq. Clerk of the Circuit
Court & County Comptroller
By: s/ Illegible
As Deputy Clerk

6/5-6/12/26LG 2T

IN THE CIRCUIT COURT OF THE
9TH JUDICIAL CIRCUIT IN AND FOR
OSCEOLA COUNTY, FLORIDA

PROBATE DIVISION

CASE NO.: 2026 CP 000282 PR

IN RE: THE ESTATE OF
JESUS MANUEL ESTEVEZ,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of
JESUS MANUEL ESTEVEZ, deceased,
whose date of death was August 31, 2024,
is pending in The Circuit Court of the 9th
Judicial Circuit in Osceola County, located
at the Jon B. Morgan Osceola County
Courthouse which address is 2 Court-
house Square, Kissimmee, FL 34741. The
names and addresses of the Personal
Representative and the Personal Repre-
sentative's Attorney are set forth below.

All creditors of the Decedent and other
persons having claims or demands against
Decedent's estate on whom a copy of this
notice is required to be served must file
their claims with this court ON OR BEFORE
THE LATER OF 3 MONTHS AFTER THE
TIME OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER THE
TIME OF SERVICE OF A COPY OF THIS
NOTICE ON THEM.

All other creditors of the Decedent and
other persons having claims or demands
against Decedent's estate must file their
claims with this court WITHIN 3 MONTHS
AFTER THE DATE OF THE FIRST PUBLI-
CATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE
TIME PERIODS SET FORTH IN FLORIDA
STATUTES SECTION 733.702 WILL BE
FOREVER BARRED.

A personal representative or curator has
no duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's surviv-
ing spouse is property to which the Florida
Uniform Disposition of Community Prop-
erty Rights At Death Act as described in
ss. 732.216-732.228, applies, or may ap-
ply, unless a written demand is made by
a creditor as specified under s. 732.2211.

NOTWITHSTANDING THE TIME PERI-
ODS SET FORTH ABOVE, ANY CLAIM
FILED TWO (2) YEARS OR MORE
AFTER THE DECEDENT'S DATE OF
DEATH IS BARRED.

The date of first publication of this Notice
is June 5, 2026.

Personal Representative:
DANIELLE KRISTIE ESTEVEZ
15646 79th Street Apt C
Howard, NY 11414

Attorney for Personal Representative:
ADELINA RUIZ BAEZ, ESQ.
Bar Number: 52385
LAW OFFICES OF ADELINA RUIZ, PA
800 Village Square Crossing
Palm Beach Gardens, FL 33410
T: (561) 402-7060 F: (561) 402-7059
E-Mail: adelinaruiz@aruizlaw.com

6/5-6/12/26LG 2T

IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND FOR
OSCEOLA COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025 CP 000141 PR

IN RE: ESTATE OF
DANIEL JOHN IGNASIAK, Sr.
Deceased.

NOTICE TO CREDITORS

If you have been served with a copy of
this notice and you have any claim or de-
mand against the decedent's estate, even
if that claim is unmaturred, contingent, or
unliquidated, you must file your claim with

OSCEOLA COUNTY

the court ON OR BEFORE THE LATER
OF A DATE THAT IS 3 MONTHS AFTER
THE FIRST PUBLICATION OF THIS
NOTICE OR 30 DAYS AFTER YOU RE-
CEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and
other persons who have claims or de-
mands against the decedent's estate, in-
cluding unmaturred, contingent, or unliqui-
dated claims, must file their claims with the
court, ON OR BEFORE THE DATE THAT
IS 3 MONTHS AFTER THE FIRST PUBLI-
CATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN
THE PERIOD SET FORTH IN SECTION
733.702, FLORIDA STATUTES, WILL BE
FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED BY
THE LIMITATIONS DESCRIBED ABOVE,
ALL CLAIMS THAT HAVE NOT BEEN
FILED WILL BE BARRED TWO YEARS
AFTER DECEDENT'S DEATH.

The case number and decedent's name
are DANIEL JOHN IGNASIAK, Sr., File
Number 2025 CP 000141 PR.

The address of the court where this pro-
bate is pending is Circuit Court for Osceo-
la County, Florida, 2 Courthouse Square,
Kissimmee, FL 34741.

A Personal Representative or cura-
tor has no duty to discover whether any
property held at the time of the decedent's
death by the decedent or the decedent's
surviving spouse is property to which the
Florida Uniform Disposition of Community
Property Rights at Death Act as described
in ss. 732.216-732.228, applies, or may
apply, unless a written demand is made by
a creditor as specified under s. 732.2211.

Date of death of the decedent is
10/16/2024.

The date of first publication of this notice
is June 5, 2026.

The second week of publication is June
12, 2026.

Personal Representative(s):
Matthew T. Morrison

Attorney for the representative(s):
/s/ Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr., Suite 2
Lakeland, Florida 33813

6/5-6/12/26LG 2T

IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND FOR
OSCEOLA COUNTY, FLORIDA

PROBATE DIVISION

File No. 2026 CP 000249 PR

IN RE: ESTATE OF
SHARON K. VAN HORN
Deceased.

NOTICE TO CREDITORS

If you have been served with a copy of
this notice and you have any claim or de-
mand against the decedent's estate, even
if that claim is unmaturred, contingent, or
unliquidated, you must file your claim with
the court ON OR BEFORE THE LATER
OF A DATE THAT IS 3 MONTHS AFTER
THE FIRST PUBLICATION OF THIS
NOTICE OR 30 DAYS AFTER YOU RE-
CEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and
other persons who have claims or de-
mands against the decedent's estate, in-
cluding unmaturred, contingent, or unliqui-
dated claims, must file their claims with the
court, ON OR BEFORE THE DATE THAT
IS 3 MONTHS AFTER THE FIRST PUBLI-
CATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN
THE PERIOD SET FORTH IN SECTION
733.702, FLORIDA STATUTES, WILL BE
FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED BY
THE LIMITATIONS DESCRIBED ABOVE,
ALL CLAIMS THAT HAVE NOT BEEN
FILED WILL BE BARRED TWO YEARS
AFTER DECEDENT'S DEATH.

The case number and decedent's name
are: SHARON K. VAN HORN, File Num-
ber 2026 CP 000249 PR.

The address of the court where this pro-
bate is pending is Circuit Court for Osceo-
la County, Florida, 2 Courthouse Square,
Kissimmee, FL 34741.

A Personal Representative or cura-
tor has no duty to discover whether any
property held at the time of the decedent's
death by the decedent or the decedent's
surviving spouse is property to which the
Florida Uniform Disposition of Community
Property Rights at Death Act as described
in ss. 732.216-732.228, applies, or may
apply, unless a written demand is made by
a creditor as specified under s. 732.2211.

Date of death of the decedent is
01/29/2026.

The date of first publication of this notice
is June 5, 2026.

The second week of publication is June
12, 2026.

Personal Representative(s):
Derrick B. Craige

Attorney for the representative(s):
/s/ Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr., Suite 2
Lakeland, Florida 33813

6/5-6/12/26LG 2T

**NOTICE OF SUSPENSION
OSCEOLA COUNTY**

To: MARK A. VAZQUEZ, JR.

Case No.: CD202602283/D 3534491

A Notice of Suspension to suspend
your license(s) and eligibility for licensure
has been filed against you. You have
the right to request a hearing pursuant
to Sections 120.569 and 120.57, Florida
Statutes, by mailing a request for same to
the Florida Department of Agriculture and
Consumer Services, Division of Licens-
ing, Post Office Box 5708, Tallahassee,
Florida 32314-5708. If a request for hear-
ing is not received by 21 days from the
date of the last publication, the right to
hearing in this matter will be waived and
the Department will dispose of this cause
in accordance with law.

5/22-6/12/26LG 4T

PASCO COUNTY**PASCO COUNTY**

IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND FOR
PASCO COUNTY, FLORIDA
CIVIL DIVISION

CASE NO: 2025CC008456

HUNT RIDGE AT TALL PINES, INC.,
a Florida not-for-profit corporation,
Plaintiff,
vs.

CARLOS OSORNO and
UNKNOWN TENANT,
Defendants.

**NOTICE OF SALE
PURSUANT TO CHAPTER 45**

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure en-
tered in Case No. 2025CC008456, of the
County Court of the Sixth Judicial Circuit
in and for Pasco County, Florida, wherein
HUNT RIDGE AT TALL PINES, INC. is
Plaintiff, and CARLOS OSORNO, is De-
fendant, the Clerk of the Pasco County
Court will sell to the highest bidder for
cash on **July 14, 2026**, in an online sale
at www.pasco.realforeclose.com, begin-
ning at **11:00 a.m.**, the following property
as set forth in said Final Judgment, to wit:

LOT 65, HUNT RIDGE UNIT 11, TALL
PINES AT RIVER RIDGE, ACCORDING
TO THE MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 24, PAGES
77 AND 78, PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.

Property Address: 10318 Ravines Drive,
New Port Richey, FL 34654

Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the Lis
Pendens must file a claim within sixty (60)
days after the sale.

Any persons with a disability requiring
accommodations should call 727-464-
4062; TDD

PASCO COUNTY

vs.

YENIREE DENIES GUTIERREZ, ETAL.,
Defendant(s).**NOTICE OF ACTION**TO: YENIREE DENIES GUTIERREZ
Last Known Address: 11601 4th St,
Apt 3616, Saint Petersburg, FL 33716
Current Residence: UNKNOWNTO: WILFREDO DENIES
Last Known Address:
3105 Pinon Dr, Holiday, FL 34691
Current Residence: UNKNOWNYOU ARE NOTIFIED that an action for
Foreclosure of Mortgage on the following
described property:Lot 1938, HOLIDAY LAKE ESTATES
UNIT TWENTY-ONE, according to the
Plat thereof, recorded in Plat Book 12,
Pages 28-30, of the Public Records of
Pasco County, Florida.has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it, on MILLER, GEORGE
& SUGGS, PLLC, Attorney for Plaintiff,
whose address is 600 West Hillsboro
Boulevard, Suite 600, Deerfield Beach, FL
33441, on or before July 6, 2026, within
or before a date at least thirty (30) days
after the first publication of this Notice in
La Gaceta and file the original with the
Clerk of this Court either before service on
Plaintiff's attorney or immediately there-
after; otherwise a default will be entered
against you for the relief demanded in the
complaint.If you are a person with a disability who
needs any accommodation in order to par-
ticipate in this proceeding, you are entitled,
at no cost to you to the provision of certain
assistance. Within two (2) working days of
your receipt of this document please con-
tact the Public Information Dept., Pasco
County Government Center, 7530 Little
Rd., New Port Richey, FL 34654; (727)
847-8110 (V) in New Port Richey; (352)
521-4274, ext. 8110 (V) in Dade City; via
1-800-955-8771 if you are hearing im-
paired. The court does not provide trans-
portation and cannot accommodate for this
service. Persons with disabilities needing
transportation to court should contact their
local public transportation providers for
information regarding disabled transporta-
tion services.WITNESS my hand and the seal of this
Court this 29th day of May, 2026.
By: s/ Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
Deputy Clerk: Shakira Ramirez Pagan
Miller, George & Suggs, PLLC
6/12-6/19/26LG 2T**IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION**

File No. 2026-CP-000340-ES

IN RE: ESTATE OF
DEANNA J. MORIARTY
Deceased.**NOTICE TO CREDITORS**The administration of the estate of DE-
ANNA J. MORIARTY, deceased, whose
date of death was December 29, 2025,
is pending in the Circuit Court for Pasco
County, Florida, Probate Division, the ad-
dress of which is 38053 Live Oak Ave,
Dade City, FL 33523. The names and ad-
resses of the personal representative and
the personal representative's attorney are
set forth below.All creditors of the decedent and other
persons having claims or demands against
decedent's estate on whom a copy of this
notice is required to be served must file
their claims with this court ON OR
BEFORE THE LATER OF 3 MONTHS
AFTER THE TIME OF THE FIRST PUBLI-
CATION OF THIS NOTICE OR 30 DAYS
AFTER THE DATE OF SERVICE OF A
COPY OF THIS NOTICE ON THEM.All other creditors of the decedent and
other persons having claims or demands
against decedent's estate must file their
claims with this court WITHIN 3 MONTHS
AFTER THE DATE OF THE FIRST PUBLI-
CATION OF THIS NOTICE.The personal representative has no duty
to discover whether any property held at
the time of the decedent's death by the de-
cedent or the decedent's surviving spouse
is property to which the Florida Uniform
Disposition of Community Property Rights
at Death Act as described in ss. 732.216-
732.228, Florida Statutes, applies, or may
apply, unless a written demand is made by
a creditor as specified under s. 732.2211,
Florida Statutes. The written demand must
be filed with the clerk.ALL CLAIMS NOT FILED WITHIN THE
TIME PERIODS SET FORTH IN FLORIDA
STATUTES SECTION 733.702 WILL BE
FOREVER BARRED.NOTWITHSTANDING THE TIME PERI-
ODS SET FORTH ABOVE, ANY CLAIM
FILED TWO (2) YEARS OR MORE
AFTER THE DECEDENT'S DATE OF
DEATH IS BARRED.The date of first publication of this notice
is June 12, 2026.Personal Representative:
/s/ Steven H. Laing
Steven H. Laing
29766 Cassino Court
Wesley Chapel, Florida 33543Attorney for Personal Representative:
/s/ Brian D. Arrighi
Brian D. Arrighi, Esq.
Attorney
Florida Bar Number: 0010268
NORTH TAMPA LAW GROUP, LLC
26852 Tanic Drive, Suite 102
Wesley Chapel, Florida 33544
Telephone: (813) 518-7411
Fax: (866) 207-2020
E-Mail: brian@northtampalawgroup.com
Secondary E-Mail:
service@northtampalawgroup.com
6/12-6/19/26LG 2T**IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION**File No. 2026-CP-000788-ES
Division ProbateIN RE: ESTATE OF
JANICE ADELE PARKER
Deceased.**PASCO COUNTY****NOTICE TO CREDITORS**The administration of the estate of JAN-
ICE ADELE PARKER, deceased, whose
date of death was April 7, 2026, is pend-
ing in the Circuit Court for Pasco County,
Florida, Probate Division, the address of
which is 38053 Live Oak Ave., Dade City,
FL 33523. The names and addresses of the
personal representative and the per-
sonal representative's attorney are set
forth below.All creditors of the decedent and other
persons having claims or demands against
decedent's estate on whom a copy of this
notice is required to be served must file
their claims with this court ON OR
BEFORE THE LATER OF 3 MONTHS
AFTER THE TIME OF THE FIRST PUBLI-
CATION OF THIS NOTICE OR 30 DAYS
AFTER THE DATE OF SERVICE OF A
COPY OF THIS NOTICE ON THEM.All other creditors of the decedent and
other persons having claims or demands
against decedent's estate must file their
claims with this court WITHIN 3 MONTHS
AFTER THE DATE OF THE FIRST PUBLI-
CATION OF THIS NOTICE.The personal representative has no duty
to discover whether any property held at
the time of the decedent's death by the de-
cedent or the decedent's surviving spouse
is property to which the Florida Uniform
Disposition of Community Property Rights
at Death Act as described in ss. 732.216-
732.228, Florida Statutes, applies, or may
apply, unless a written demand is made by
a creditor as specified under s. 732.2211,
Florida Statutes. The written demand must
be filed with the clerk.ALL CLAIMS NOT FILED WITHIN THE
TIME PERIODS SET FORTH IN FLORIDA
STATUTES SECTION 733.702 WILL BE
FOREVER BARRED.NOTWITHSTANDING THE TIME PERI-
ODS SET FORTH ABOVE, ANY CLAIM
FILED TWO (2) YEARS OR MORE
AFTER THE DECEDENT'S DATE OF
DEATH IS BARRED.The date of first publication of this notice
is June 12, 2026.Personal Representative:
/s/ Philip Arthur Parker
Philip Arthur Parker
9444 Rolling Circle
San Antonio, Florida 33576Attorney for Personal Representative:
/s/ Brian Arrighi
Brian Arrighi, Esq.
Attorney
Florida Bar Number: 0010268
NORTH TAMPA LAW GROUP, LLC
26852 Tanic Drive, Suite 102
Wesley Chapel, Florida 33544
Telephone: (813) 518-7411
Fax: (866) 207-2020
E-Mail: service@northtampalawgroup.com
Secondary E-Mail:
brian@northtampalawgroup.com
6/12-6/19/26LG 2T**IN THE COUNTY COURT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION**

CASE NO.: 25-CC-005443

MIRADA VILLAS HOMEOWNER'S
ASSOCIATION, INC.,
Plaintiff,

vs.

DAVID JESSE HENZE, JR. and
BRITTANY HENZE,
Defendant(s).**NOTICE OF SALE**NOTICE IS HEREBY GIVEN that, pursu-
ant to the Conformed Order on Plaintiff's
Motion to Reschedule Foreclosure Sale
entered in this cause on June 4, 2026, by
the County Court of Pasco County, Florida,
for the following property described as:**LOT 75, BLOCK 23, MIRADA PAR-
CEL 16-2 ACCORDING TO THE
PLAT AS RECORDED IN PLAT
BOOK 85, PAGES 22, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.**will be sold at public auction by the
Pasco County Clerk of Court, to take
place electronically online at www.pasco.realforeclose.com, on **July 9, 2026 at
11:00 A.M.**, to the highest and best bid-
der, for cash, in accordance with Section
45.031 of the Florida Statutes.Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the lis
pendens must file a claim with the Clerk
no later than the date that the Clerk reports
the funds as unclaimed.If you are a person with a disability who
needs an accommodation in order to par-
ticipate in this proceeding, you are en-
titled, at no cost to you, to the provision of
certain assistance. Please contact: Public
Information Dept., Pasco County Govern-
ment Center, 7530 Little Rd., New Port
Richey, FL 34654, Phone: 727.847.8110
(voice) in New Port Richey, 352.521.4274,
ext 8110 (voice) in Dade City, Or 711 for
the hearing impaired. Contact should be
initiated at least seven days before the
scheduled court appearance, or immedi-
ately upon receiving this notification if the
time before the scheduled appearance is
less than seven days./s/ Katherine Martinez, Esquire
Florida Bar No.: 70879
kmartinez@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913, Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
Attorneys for Plaintiff
6/12-6/19/26LG 2T**IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT OF THE
STATE OF FLORIDA, IN AND FOR
PASCO COUNTY
CIVIL DIVISION**

CASE NO. 2025-CA-003645

PREFERRED MATERIALS, INC.,
a Foreign corporation,
Plaintiff,

vs.

ELITE CONCRETE P&F, LLC,
a Florida Limited liability company,
JUSTYN ANDREW GRIMSLEY, et al
Defendants.**NOTICE OF SALE**Notice is hereby given that, pursuant to a
Final Judgment of Foreclosure as to Court**PASCO COUNTY**II and Defendant Justyn Andrew Grimsley,
entered in the above styled cause, in the
County Court of Pasco County, Florida,
the Clerk will sell the property described
below situated in Pasco County, Florida,
described as:13521 Oakwood Drive, Hudson, Florida,
A Portion of Tract 727, Highlands
Unit 6, Parcel Number 22-24-17-0010-
00000-7273 Pasco County, Florida
at public sale, to the highest bidder, for
cash. The judicial sale will be conducted
electronically online at the following web-
site: <https://www.pasco.realforeclose.com>
at **11:00 a.m. on June 29, 2026.**If you are a person with a disability who
needs any accommodation in order to
participate in this proceeding, you are en-
titled, at no cost to you, to the provision
of certain assistance. Please contact the
Public Information Dept., Pasco County
Government Center, 7530 Little Rd., New
Port Richey, FL 34654; (727) 847-8110
(Voice) in New Port Richey; (352) 521-
4274, Ext. 8110 (Voice) in Dade City, at
least 7 days before your scheduled court
appearance, or immediately upon receiv-
ing this notification if the time before the
scheduled appearance is less than 7 days;
if you are hearing impaired call 711.DATED this 1st day of June 2026.
SHANNON L. HUNTER, ESQUIRE
HOLCOMB & LEUNG P.A.
3203 W. Cypress St.
Tampa, Florida 33607
(813) 258-5835
For the Court
By: /s/ Shannon L. Hunter
Shannon L. Hunter
Florida Bar #56051
shannon@holcomblaw.com
6/12-6/19/26LG 2T**IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND FOR
PASCO COUNTY, FLORIDA
CIVIL DIVISION**

CASE NO.: 2025CA003303CAAXWS

LAKEVIEW LOAN SERVICING, LLC
Plaintiff,

vs.

JOHN J. CRISTINZIO V. A/K/A
JOHN JOSEPH CRISTINZIO, EDITH
CHRISTINE DIPAOLA AND LINDA K.
DIPAOLA, ET AL.,
Defendant(s).**NOTICE OF ACTION**TO: Unknown spouse of John J. Cristinzio
V. A/K/A John Joseph Cristinzio
Last Known Address: 7826 Avenal Loop,
New Port Richey, FL 34655
Current Residence: UNKNOWNTO: John J. Cristinzio V.
Last Known Address: 7826 Avenal Loop,
New Port Richey, FL 34655
Current Residence: UNKNOWNYOU ARE NOTIFIED that an action for
Foreclosure of Mortgage on the following
described property:LOT 1436, SEVEN SPRINGS HOMES
UNIT FIVE-A PHASE 2, ACCORDING
TO THE MAP OR PLAT THEREOF
AS RECORDED IN PLAT BOOK 18,
PAGE 73, OF THE PUBLIC RECORDS
OF PASCO COUNTY, FLORIDA.has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it, on MILLER, GEORGE
& SUGGS, PLLC, Attorney for Plaintiff,
whose address is 600 West Hillsboro
Boulevard, Suite 600, Deerfield Beach, FL
33441, on or before July 13, 2026, within
or before a date at least thirty (30) days
after the first publication of this Notice in
La Gaceta and file the original with the
Clerk of this Court either before service on
Plaintiff's attorney or immediately there-
after; otherwise a default will be entered
against you for the relief demanded in the
complaint.If you are a person with a disability who
needs any accommodation in order to par-
ticipate in this proceeding, you are entitled,
at no cost to you to the provision of certain
assistance. Within two (2) working days of
your receipt of this document please con-
tact the Public Information Dept., Pasco
County Government Center, 7530 Little
Rd., New Port Richey, FL 34654; (727)
847-8110 (V) in New Port Richey; (352)
521-4274, ext. 8110 (V) in Dade City; via
1-800-955-8771 if you are hearing im-
paired. The court does not provide trans-
portation and cannot accommodate for this
service. Persons with disabilities needing
transportation to court should contact their
local public transportation providers for
information regarding disabled transporta-
tion services.WITNESS my hand and the seal of this
Court this 3rd day of June, 2026.Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: s/ Illegible
As Deputy Clerk
Miller, George & Suggs, PLLC
6/12-6/19/26LG 2T**IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA**

PROBATE DIVISION

File No. 26-CP-000812

IN RE: ESTATE OF
DONALD WILLIAM SCRANTON A/K/A
DONALD W. SCRANTON,
Deceased.**NOTICE TO CREDITORS**The administration of the estate of Don-
ald William Scranton a/k/a Donald W.
Scranton, deceased, whose date of death
was March 26, 2026, is pending in the Cir-
cuit Court for Pasco County, Florida, Pro-
bate Division, the address of which is 7530
Little Road, New Port Richey, FL 34654.
The names and addresses of the personal
representative and the personal represen-
tative's attorney are set forth below.All creditors of the decedent and other
persons having claims or demands against
decedent's estate on whom a copy of this
notice is required to be served must file
their claims with this court ON OR BEFORE
THE LATER OF 3 MONTHS AFTER THE
TIME OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER THE
DATE OF SERVICE OF A COPY OF THIS
NOTICE ON THEM.

All other creditors of the decedent and

PASCO COUNTYother persons having claims or demands
against decedent's estate must file their
claims with this court WITHIN 3 MONTHS
AFTER THE DATE OF THE FIRST PUBLI-
CATION OF THIS NOTICE.The personal representative has no duty
to discover whether any property held at
the time of the decedent's death by the de-
cedent or the decedent's surviving spouse
is property to which the Florida Uniform
Disposition of Community Property Rights
at Death Act as described in ss. 732.216-
732.228, Florida Statutes, applies, or may
apply, unless a written demand is made by
a creditor as specified under s. 732.2211,
Florida Statutes. The written demand must
be filed with the clerk.ALL CLAIMS NOT FILED WITHIN THE
TIME PERIODS SET FORTH IN FLORIDA
STATUTES SECTION 733.702 WILL BE
FOREVER BARRED.NOTWITHSTANDING THE TIME PERI-
ODS SET FORTH ABOVE, ANY CLAIM
FILED TWO (2) YEARS OR MORE
AFTER THE DECEDENT'S DATE OF
DEATH IS BARRED.The date of first publication of this notice
is June 5, 2026.Personal Representative:
/s/ Linda S. Faingold
5334 Van Dyke Road
Lutz, Florida 33558Attorney for Personal Representative:
/s/ Linda S. Faingold, Esquire
Florida Bar Number: 011542
5334 Van Dyke Road
Lutz, Florida 33558
Telephone: (813) 963-7705
Fax: (888) 673-0072
E-Mail: linda@tampabayelderlaw.com
6/5-6/12/26LG 2T**IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND FOR
PASCO COUNTY, FLORIDA
CIVIL DIVISION**

CASE NO: 2025CC007485

GULF LANDINGS ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,

vs.

MICHAEL A. HURCKES, a single man
and UNKNOWN TENANT,
Defendants.**NOTICE OF SALE
PURSUANT TO CHAPTER 45**NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure en-
tered in Case No. 2025CC007485, of the
County Court of the Sixth Judicial Circuit
in and for Pasco County, Florida, wherein
GULF LANDINGS ASSOCIATION, INC. is
Plaintiff, and MICHAEL A. HURCKES, a
single man, is Defendant, the Clerk of the
Pasco County Court will sell to the high-
est bidder for cash on **July 1, 2026**, in an
online sale at www.pasco.realforeclose.com, beginning at **11:00 a.m.**, the follow-
ing property as set forth in said Final Judg-
ment, to wit:Lot 9, Sea Colony at Gulf Landings
Phase Two, according to the map or
plat thereof, as recorded in Plat Book
41, Page(s) 108 through 110, inclu-
sive, of the Public Records of Pasco
County, Florida.Property Address: 5339 Cades Cove,
New Port Richey, FL 34652Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the Lis
Pendens must file a claim within sixty (60)
days after the sale.Any persons with a disability requiring
accommodations should call 727-464-
4062; TDD 1-800-955-8771 via Florida
Relay Service; no later than seven (7) days
prior to any proceeding.
Dated June 1, 2026
/s/ Scott B. Tankel
PRIMARY E-MAIL:
pleadings@tankellawgroup.com
Scott B. Tankel, Esq., FBN 118453
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
Attorney for Plaintiff
6/5-6/12/26LG 2T**IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA**

PROBATE DIVISION

File No. 512026CP000740CPAXWS
Division ProbateIN RE: ESTATE OF
ELIZABETH K. BACHMAN
Deceased.**NOTICE TO CREDITORS**The administration of the estate of ELIZ-
ABETH K. BACHMAN, deceased, whose
date of death was February 3, 2026, is
pending in the Circuit Court for Pasco
County, Florida, Probate Division, the ad-
dress of which is P.O. Box 338, New Port
Richey, FL 34656-0338. The names and
addresses of the personal representative
and the personal representative's attorney
are set forth below.All creditors of the decedent and other
persons having claims or demands against
decedent's estate on whom a copy of this
notice has been served must file their
claims with this court ON OR BEFORE
THE LATER OF 3 MONTHS AFTER THE
TIME OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER THE
DATE OF SERVICE OF A COPY OF THIS
NOTICE ON THEM.All other creditors of the decedent and
other persons having claims or demands
against decedent's estate must file their
claims with this court WITHIN 3 MONTHS
AFTER THE DATE OF THE FIRST PUBLI-
CATION OF THIS NOTICE.ALL CLAIMS NOT FILED WITHIN THE
TIME PERIODS SET FORTH IN FLORIDA
STATUTES SECTION 733.702 WILL BE
FOREVER BARRED.NOTWITHSTANDING THE TIME PERI-
OD SET FORTH ABOVE, ANY CLAIM
FILED TWO (2) YEARS OR MORE
AFTER THE DECEDENT'S DATE OF
DEATH IS BARRED.A personal representative or curator has
no duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's surviv-
ing spouse is property to which the Florida**PASCO COUNTY**Uniform Disposition of Community Prop-
erty Rights at Death Act as described in
Florida Statutes section 732.216-732.228,
applies, or may apply, unless a written de-
mand is made by a creditor as specified
under Florida Statutes section 732.2211.The date of first publication of this notice
is June 5, 2026.Personal Representative:
/s/ Cheri Spiker
CHERI SPIKER
16216 Breckinmore Lane
Tampa, Florida 33625Attorney for Personal Representative:
/s/ Danielle Faller
Danielle Faller, Esq.
Florida Bar # 106324
HEMNESS FALLER ELDER LAW
309 N. Parsons Avenue
Brandon, Florida 33510-4515
(813) 661-5297
(813) 689-8725 fax
danielle@hemnesslaw.com
service@hemnesslaw.com
6/5-6/12/26LG 2T**IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION**

File No. 2026CP000776CPAXWS

IN RE: ESTATE OF
ROBERT N MOORE SR
Deceased.**NOTICE TO CREDITORS**The administration of the estate of Rob-
ert N Moore Sr, deceased, whose date of
death was April 5, 2026, is pending in the
Circuit Court for Pasco County, Florida,
Probate Division, the address of which is
7530 Little Rd, New Port Richey, FL 34654.
The names and addresses of the personal
representative and the personal represen-
tative's attorney are set forth below.All creditors of the decedent and other
persons having claims or demands against
decedent's estate on whom a copy of this
notice is required to be served must file
their claims with this court ON OR BEFORE
THE LATER OF 3 MONTHS AFTER THE
TIME OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER THE
DATE OF SERVICE OF A COPY OF THIS
NOTICE ON THEM.All other creditors of the decedent and
other persons having claims or demands
against decedent's estate must file their
claims with this court WITHIN 3 MONTHS
AFTER THE DATE OF THE FIRST PUBLI-
CATION OF THIS NOTICE.The personal representative has no duty
to discover whether any property held at
the time of the decedent's death by the de-
cedent or the decedent's surviving spouse
is property to which the Florida Uniform
Disposition of Community Property Rights
at Death Act as described in ss. 732.216-
732.228, Florida Statutes, applies, or may
apply, unless a written demand is made by
a creditor as specified under s. 732.2211,
Florida Statutes. The written demand must
be filed with the clerk.ALL CLAIMS NOT FILED WITHIN THE
TIME PERIODS SET FORTH IN FLORIDA
STATUTES SECTION 733.702 WILL BE
FOREVER BARRED.NOTWITHSTANDING THE TIME PERI-
ODS SET FORTH ABOVE, ANY CLAIM
FILED TWO (2) YEARS OR MORE
AFTER THE DECEDENT'S DATE OF
DEATH IS BARRED.The date of first publication of this notice
is 6/5/2026.Personal Representative:
Robert N. Moore, Jr
240 Punch Hill Farm Road
Rougemont, North Carolina 27572Attorney for Personal Representative:
Andrew Ponnock
Attorney
Florida Bar Number: 195420
10100 West Sample Road, 3rd Floor
Coral Springs, Florida 33065
Telephone: (954) 340-4051
Fax: (800) 809-1774
E-Mail: andy@ponnocklaw.com
6/5-6/12/26LG 2T**IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION**

File Number: 2026-CP-000677

IN RE: ESTATE OF
PAUL MANUEL RODRIGUEZ
Deceased.**NOTICE TO CREDITORS**The administration of the estate of Paul
Manuel Rodriguez, deceased, whose date
of death was January 7, 2026, is pend-
ing in the Circuit Court for Pasco County,
Florida, Probate Division, the address of
which is 7530 Little Rd., New Port Richey,
FL 34654. The names and addresses of the
personal representative and the per-
sonal representative's attorney are set
forth below.All creditors of the decedent and other
persons having claims or demands against
decedent's estate on whom a copy of this
notice is required to be served must file
their claims with this court ON OR BEFORE
THE LATER OF 3 MONTHS AFTER THE
TIME OF THE FIRST PUBLICATION OF
THIS

PASCO COUNTY

ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 5, 2026.

Personal Representative:

/s/ Jessica Denise Anderson
6601 121st Ave., Unit C
Largo, Florida 33773

Attorney for Personal Representative:

/s/ Desiree Sanchez
Florida Bar Number: 10082
SANCHEZ LAW GROUP PA
605 E. Robinson Street, Suite 650
Orlando, Florida 32801
Telephone: (407) 500-4444
Fax: (407) 236-0444
E-Mail: desiree@sanchezlaw.com
Secondary E-Mail: info@sanchezlaw.com
6/5-6/12/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION

File No. 2026CP000596CPAXES

IN RE: ESTATE OF
SANDRA D. STAPELTON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of SANDRA D. STAPELTON, deceased, whose date of death was December 29, 2025, and whose social security number is xxx-xx-9031, is pending in the Circuit Court for PASCO County, Florida, Probate Division, File Number 2026CP000596CPAXES, the address of which is 38053 Live Oak Avenue, Room 106D, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this notice is 6/5/2026.

Personal Representative:

/s/ TASHA ANDREWS
205 Ray St.
Newcomerstown, Ohio 43832

Attorney for Personal Representative:

/s/ Jonathan A. Bodden
JONATHAN A. BODDEN, Esq.
Florida Bar Number: 1011617
BODDEN LAW, LLC
500 N. Westshore Blvd. Suite 1015
Tampa, Florida 33609
Email: Jonathan@BoddenLawLLC.com
Telephone: (813) 708-7678
6/5-6/12/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA
FAMILY LAW DIVISION
CASE NO: 26-DR-001429-VS

IN RE: THE MARRIAGE OF:
ESTEBANA PEREZ HERNANDEZ,
Petitioner/Wife,
and
VICTOR MANUEL LOPEZ MEZA,
Respondent/Husband.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: VICTOR MANUEL LOPEZ MEZA

YOU ARE HEREBY NOTIFIED that Petitioner/Wife, ESTEBANA PEREZ HERNANDEZ, has filed an action for dissolution of marriage, in the Circuit Court, in and for the Sixth Judicial Circuit, Pasco County, Florida, and you are required to serve a copy of your written defenses, if any, on the Petitioner/Wife, ESTEBANA PEREZ HERNANDEZ, by and through her counsel, ADRIAN R. CASTRO, ESQUIRE, 505 E. Jackson Street, Suite 210, Tampa, Florida 33602, on or before July 2, 2026, and file the original with the Clerk of this Court, 7530 Little Road, New Port Richey, FL 34654, before service on the Petitioner or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the Clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

DATED May 19, 2026

Attorney for Petitioner
Adrian R. Castro, Esq.

By: s/ Adrian R. Castro, Esq.
Pasco County Clerk of the Court
7530 Little Rd, New Port Richey, FL

5/22-6/12/26LG 4T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND

PASCO COUNTY

FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026-CA-000815 CAAXWS

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,
vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MICHAEL J MARCUCCI SR; et al.,
Defendants.

NOTICE OF ACTION

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MICHAEL J MARCUCCI SR

13645 Crest Lake Dr., Hudson, FL 34669

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

And any unknown heirs, devisees, grantees, creditors and other unknown person or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal described as follows, to-wit:

Lot 337, of Lakeside Phase 1A, 2A & 5, according to the plat thereof, as recorded in Plat Book 61, Page 27, of the Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defense, if any, to it on Michael C. Coyle, Storey Law Group, 221 NE Ivanhoe Blvd., Suite 300, Orlando, FL 32804 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, May 29nd, 2026, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court on the 14th day of May, 2026.

s/ Nikki Alvarez-Sowles, Esq.
Clerk of the Circuit Court Pasco County
Deputy Clerk: Haley Joyner
Storey Law Group

5/22-6/12/26LG 4T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2026 CA 000502

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF SARLES MORTGAGE LOAN TRUST,
Plaintiff,
vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED; et al.,
Defendants.

NOTICE OF ACTION

To the following Defendant(s):

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, ERNEST LINKEY, DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED
36945 Shore Drive, Dade City, FL 33525

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, WILLIAM HAMILTON, JR., DECEASED, AS AN HEIR TO HELEN LINKEY HAMILTON, DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED
36945 Shore Drive, Dade City, FL 33525

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, EDWARD HUME PHILLIPS, DECEASED, AS AN HEIR TO EVA PHILLIPS, DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED
36945 Shore Drive, Dade City, FL 33525

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE,

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE,

PASCO COUNTY

AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, EVA PHILLIPS, DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED
36945 Shore Drive, Dade City, FL 33525

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, ROBERT MAGUIRE, DECEASED, AS AN HEIR TO ALICE M. MAGUIRE, DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED
36945 Shore Drive, Dade City, FL 33525

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, ROBERT MAGUIRE, DECEASED, AS AN HEIR TO ALICE M. MAGUIRE, DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED
36945 Shore Drive, Dade City, FL 33525

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, JAMES MAGUIRE, DECEASED, AS AN HEIR TO ALICE M. MAGUIRE, DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED
36945 Shore Drive, Dade City, FL 33525

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, ALICE M. MAGUIRE, DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED
36945 Shore Drive, Dade City, FL 33525

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, DEWEY K. ANDERSON, JR., DECEASED, AS AN HEIR TO DEWEY K. ANDERSON, SR., DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED
36945 Shore Drive, Dade City, FL 33525

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, DEWEY K. ANDERSON, SR., DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED
36945 Shore Drive, Dade City, FL 33525

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, ELWOOD M. ANDERSON, DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED
36945 Shore Drive, Dade City, FL 33525

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, ERCAL CAMP, DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED
36945 Shore Drive, Dade City, FL 33525

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, LLOYD O. ANDERSON, DECEASED, AS AN HEIR TO DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED
36945 Shore Drive, Dade City, FL 33525

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST, DELIA MARGARET ANDERSON A/K/A DELIA ANDERSON-HASLAM, DECEASED
36945 Shore Drive, Dade City, FL 33525

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

Lot 9, Pasadena Shores, as per plat thereof recorded in Plat Book 4, Page 78, Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defense, if any, to it on Michael C. Coyle, Esq., Storey Law Group, 221 NE Ivanhoe Blvd., Suite 300, Orlando, FL 32804, within 30 days after the first publication, on or before 6/22/26, otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance,

PASCO COUNTY

or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court on the 14th day of May, 2026.

Nikki Alvarez-Sowles
Clerk of the Circuit Court Pasco County

By: s/ Illegible
Deputy Clerk

Storey Law Group

5/22-6/12/26LG 4T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA

Case No.: 2026DR2527WS
Division: E

TAMAR CHUMBURIDZE,
Petitioner,
and

JESUS J RAMOS,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

TO: JESUS J RAMOS

Last known address:
4419 Ranchwood Ln, Tampa, FL 33624

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on TAMAR CHUMBURIDZE, whose address is 2507 Almond Dr. Holiday, FL 34691, on or before 6/22/26, and file the original with the clerk of this Court at 7530 Little Rd, New Port Richey, FL 34654 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: NA

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated 5/15/26

Nikki Alvarez-Sowles
Clerk of the Circuit Court

By: /s/ Illegible
Deputy Clerk

5/22-6/12/26LG 4T

PINELLAS COUNTY

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION

File No. 23-009423-ES
Section 004

IN RE: ESTATE OF
RUTH VELMA MARIE HORN
Deceased.

AMENDED NOTICE OF ACTION FOR PETITION TO DETERMINE HEIRS

TO: WILLIAM TY HORN
c/o Jeff Selzer, Esq. 2550 NE 15th Ave,
Fort Lauderdale, FL 33305

TAMMY MCHALE
Last known address: 1509 South
Summerlin Avenue, Orlando, FL 32806

CHARLES HORN
Last known address: 2424 50th Ave N,
Lot 69, St. Petersburg, FL 33714

YOU ARE NOTIFIED that an action has been filed in the Circuit Court of the Sixth Judicial Circuit, in and for Pinellas County, Florida, for the probate of Ruth Velma Marie Horn, where you are named as a beneficiary.

You are required to serve a copy of any written response or objection, if any, to: MOONRAY LAW, PLLC
c/o Justin T. Moonray, Esq.
1032 E Brandon Blvd #9933
Brandon, Florida 33511

on or before July 10th, 2026, and file the original with the Clerk of this Court, at the Pinellas County Courthouse, 545 First Avenue North, Room 300, St. Petersburg, FL 33701, either before service on Petitioner's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Petition to Determine Heirs.

WITNESS my hand and seal of this Court on June 10th, 2026.

Ken Burke
Clerk of the Circuit Court & Comptroller
By: s/ Alma T.
As Deputy Clerk

6/12-7/3/26LG 4T

NOTICE OF PUBLIC SALE OF ABANDONED MOTOR VEHICLE BY COMPETITIVE BIDDING

NOTICE IS HEREBY GIVEN to all interested persons and the public that on Tuesday July 14, 2026, at 10:00 AM ET, at 9835 North Citrus Avenue, Crystal River, Florida 34428, the following described abandoned property will be sold at public auction by competitive bidding pursuant to Fla. Stat. § 715.109:

Gray compact crossover SUV
Description of Item

PINELLAS COUNTY

Year 2014

Make Hyundai
Model Tucson

Identification Number
(vehicle/mobile home/hull)
KM8JU3AG1EU899730

Abandoned Property's
Owner's Name: Joanne Valimont

Dated this 9th day of June 2026.

SeanCarlo Lopez, Esq.
FLA Bar No#: 1011035
Attorney for Landlord/Mobile Home Park
Lopez Law Group
700 7th Ave N
St. Petersburg, FL 33701
727-933-0015
Primary Email:
Sean@theLopezLawGroup.com
Alt. 1 Email:
Alaina@theLopezLawGroup.com
Alt. 2 Email:
Admin@theLopezLawGroup.com
6/12-6/19/26LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-005245-ES

IN RE: ESTATE OF
CARLOS VELAZQUEZ,
A/K/A CARLOS LUIS VELAZQUEZ
Deceased.

NOTICE OF ACTION (formal notice by publication)

TO: CHRISTIAN LOZADA,
WHEREABOUTS UNKNOWN
MARGARITA VELAZQUEZ,
WHEREABOUTS UNKNOWN
CELIA VELAZQUEZ,
WHEREABOUTS UNKNOWN
WHEREABOUTS UNKNOWN

ANY AND ALL HEIRS OF THE ESTATE OF CARLOS VELAZQUEZ, A/K/A CARLOS LUIS VELAZQUEZ

YOU ARE NOTIFIED that a PETITION FOR ADMINISTRATION has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Derek B. Alvarez, Esquire, GENDERS ♦ ALVAREZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before July 10th, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on June 9th, 2026

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court Street, Clearwater, FL 33756

By: s/ Alma T.
As Deputy Clerk

6/12-7/3/26LG 4T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 26-3538-FD

RALPH EDWARDS,
Petitioner,

and

YANCY CHAPLE,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: YANCY CHAPLE
Last Address Unknown

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on RALPH EDWARDS, whose address is 1949 Lakewood Drive, Clearwater, FL 33763 on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court St, Clearwater, FL 33756 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: N/A

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated 6/9/2026

Ken Burke, Clerk of the Circuit Court
315 Court St, Clearwater, FL 33756

By: /s/ Thomas Smith
Deputy Clerk

6/12-7/3/26LG 4T

THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No: 26-005630-ES

In Re: The Estate of
LINDA SUTHERLAND,
Decedent.

NOTICE TO CREDITORS

PINELLAS COUNTY

and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

All claims not filed within the time periods set forth in Section 733.702 of the Florida probate code will be forever barred.

Notwithstanding the time periods set forth above, any claim filed two (2) years or more after the decedent's date of death is barred.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216 – 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

The date of first publication of this notice is June 12, 2026.

Personal Representative:

DEBRA SAILOR
1879 Mourning Dove Dr.
Palm Harbor, Florida 34683

Attorney for Personal Representative:

MELISSA F. WILLIAMS
Florida Bar Number: 0100084
111 Second Ave. NE, Ste. 909
St. Petersburg, Florida 33701
Telephone: (727) 280-6837
Facsimile: (855) 771-8091
e-Service: melissa@finleywilliamsllaw.com

6/12-6/19/26LG 2T

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-002910-ES
Division 004

IN RE: ESTATE OF
CHRISTOPHER J. STEVENSON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of CHRISTOPHER J. STEVENSON, deceased, whose date of death was January 18, 2026, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 12, 2026.

Personal Representative:

/s/ Richard Stevenson
Richard Stevenson
1130 Beaver St. #C
Bristol, PA 19007

Attorney for Personal Representative:

/s/ Mary G. McDermott
Mary Greenwood McDermott, Esq.
Attorney
Florida Bar Number: 612456
Brandon Family Law Center, LLC
710 Oakfield Dr., Ste. 254
Brandon, FL 33511
Telephone: (813) 653-1744
Fax: (813) 654-6830
E-Mail: service@brandonfamilylaw.com
Sec E-Mail: mary@brandonfamilylaw.com

6/12-6/19/26LG 2T

IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY, FLORIDA
Case No.: 26-3467-FD

RENEE JOHNSON,
Petitioner,

and
SCOTT JOHNSON,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: SCOTT JOHNSON
Last Address Unknown

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on RENEE JOHNSON, whose address is 1714 Meadow Oak, Tarpon

PINELLAS COUNTY

Springs, FL 34689, on or before 28 days from first publication, and file the original with the clerk of this Court at 315 Court St., Clearwater, FL 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: N/A

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated 6/3/2026

Ken Burke, Clerk of the Circuit Court
315 Court St, Clearwater, FL 33756
By: /s/ Thomas Smith
Deputy Clerk

6/12-7/3/26LG 4T

IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND FOR
PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 23-006732-CI

GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL2, C/O U.S. BANK TRUST NATIONAL ASSOCIATION Plaintiff,

vs.

THERESA MYERS AKA THERESA SBEGHEN, et al,
Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Order dated June 5, 2026, and entered in Case No. 23-006732-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL2, C/O U.S. BANK TRUST NATIONAL ASSOCIATION is the Plaintiff and THERESA MYERS AKA THERESA SBEGHEN, MV REALTY PBC, LLC, PHILIP REZNIK FOR BANK OF AMERICA, N.A., the Defendants. Ken Burke, Clerk of the Circuit Court in and for Pinellas County, Florida will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, the Clerk's website for on-line auctions at **10:00 AM on July 14, 2026**, the following described property as set forth in said Order of Final Judgment, to wit:

ALL THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF PINELLAS STATE OF FLORIDA, TO-WIT:

LOT 9, LESS THE SOUTH 7.5 FEET THEREOF, BLOCK 7, OF CLEARVISTA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 13, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

If you are a person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, you must file a claim with the Clerk of Court before or no later than the date that the Clerk reports the surplus as unclaimed. If you fail to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of the record as of the date of the lis pendens may claim the surplus.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

DATED at Pinellas County, Florida, this 8th day of June, 2026.

RUBIN LUBLIN, LLC
Attorney for Plaintiff
2313 W. Violet St., Tampa, Florida 33603
Telephone: (813) 656-8801
Fax: (813) 656-8802
flemailservice@riselaw.com

By: /s/ Brittany L. Harvey, Esq.
Florida Bar No. 124795

JS0120/102292

6/12-6/19/26LG 2T

Notice of Public Auction

Notice of public auction for monies due on Storage Units. Auction will be held on June 23rd 2026 at or after 8:00 AM. Units are said to contain common household items. Property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

2180 Belcher Rd. S. Largo, FL 33771	
B103 Ahmed Shelbaya	\$256.70
13240 Walsingham Rd. Largo, FL 33774	
D129 Travis Chapman	\$1,000.70
4015 Park Blvd. Pinellas Park, FL 33781	
D106 Jessica Mobley	\$601.70
A003 Emily Wettstein	\$760.70
6249 Seminole Blvd. Seminole, FL 33772	

PINELLAS COUNTY

473 Stephen Morack	\$349.85
30 Jole Conley	\$229.85
213 Sarah Howell	\$489.80
43 Cynthia Shaffer	\$229.85
95 Michael Gibson	\$646.70

5200 Park St. St Petersburg, FL 33709

352 Gregoria McPhee	\$559.80
205 Whitneigh Hall	\$454.85

12420 Starkey Rd. Largo, FL 33773

C029 Thomas Shaw	\$364.85
13564 66th St. N. Largo, FL 33771	
H-108 Dianna Lopez	\$409.85
5631 US Hwy. 19 New Port Richey, FL 34652	
1112 Jonathan Ekanger	\$735.60
1006 Ivy Roman	\$580.70
1336 Benjamin Lewis	\$699.80
23917 US Hwy. 19 N. Clearwater, FL 33765	
1006 Bill Achnitz	\$856.70
10314-10340 US Hwy. 19 Port Richey, FL 34668	
1160 Michael Foster	\$406.70
1184 Christina Walker	\$304.85
1006 Tyler Maguire	\$331.70

975 2nd Ave. S. St. Petersburg, FL 33705

5041 Christiana Boyd	\$661.70
L19A Dominic Brazier	\$409.85

6209 US Hwy. 19 New Port Richey, FL 34652

F-051 Holly English	\$587.60
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6/12-6/19/26LG 2T

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-004451-ES

IN RE: ESTATE OF
JACK H. BYINGTON, JR.,
aka JACK BYINGTON, JR.,
aka JAY BYINGTON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JACK H. BYINGTON, JR., aka JACK BYINGTON, JR., aka JAY BYINGTON, deceased, whose date of death was March 14, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Ste 300, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 12, 2026.

Personal Representative:

/s/ ANGELA SPURLIN-HORWITZ
6223 South Russell Street
Tampa, Florida 33611

Attorney for Personal Representative:

/s/ Jeffrey M. Gad
Florida Bar Number: 186317
JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP
400 North Ashley Drive, Suite 3100
Tampa, Florida 33602
Telephone: (813) 225-2500
Fax: (813) 223-7118
E-Mail: jeffreyg@jpfirm.com
Secondary E-Mail: jcason@jpfirm.com

6/12-6/19/26LG 2T

IN THE COUNTY COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-004829-CO

THE ISLANDER CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,

vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST RICHARD J. WARTHURST, DECEASED,
Defendant(s).

NOTICE OF ACTION

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees Or Other Claimants Claiming By, Through, Under, Or Against Richard J. Warhurst, Deceased,
105 Island Way, Unit 112
Clearwater, FL 33767

YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Pinellas County, Florida:

Unit 112 of The Islander, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3858, Page(s) 128, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Katherine Martinez, Esq., Plaintiff's Attorney, whose address is P.O.

PINELLAS COUNTY

Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once each week for two consecutive weeks in La Gaceta.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, (727) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711.

WITNESS my hand and the seal of this Court on this 4th day of June, 2026.

Ken Burke, CPA
Clerk of Circuit Court & Comptroller

By /s/ Thomas Smith
Deputy Clerk

Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
BIR File: 020441.00002

6/12-6/19/26LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

MAZZILLI PIZZA & SUBS

Owner: Louis Mazzilli
2679 Palm Harbor Blvd
Palm Harbor, FL 34683

6/12/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

THE FLOCK

Owner: Lucca Ventures LLC
50 8th Ave SW #544
Largo, FL 33779

6/12/26LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

INVOIA

Owner: Invoia LLC
7901 4th St N Ste 300
St Petersburg, FL 33702

6/12/26LG 1T

IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT OF THE
STATE OF FLORIDA, IN AND FOR
PINELLAS COUNTY
CIVIL DIVISION
CASE NO.: 26-000351-CO

CROSS CONSTRUCTION SERVICES, INC., a Florida corporation,
Plaintiff,

vs.

PLC HOME DESIGN LLC, a foreign limited liability company, and BILL TRAN, jointly and severally,
Defendants.

NOTICE OF SALE

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure as to Count II entered in the above styled cause, in the County Court of Pinellas County, Florida, the Clerk will sell the property described below situated in Pinellas County, Florida, described as:

Lot 17, Bay Point Estates 3rd Addition, according to the Plat thereof, as recorded in Plat Book 47, Page 69, of the Public records of Pinellas County, Florida;

at public sale, to the highest bidder, for cash. The judicial sale will be conducted electronically online at the following website: <https://www.pinellas.realforeclose.com> at **10:00 a.m. on June 25, 2026**.

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to or any proceeding, contact the Administrative Office of the Court, Pinellas County, 315 Court Street, Room 400, Clearwater, FL 33756. Telephone: (727) 464-3341, via Florida Relay Service.

Dated on June 8, 2026

HOLCOMB & LEUNG P.A.
3203 W. Cypress St.
Tampa, Florida 33607
(813) 258-5835

For the Court

By: /s/ Shannon L. Hunter
Shannon L. Hunter
Florida Bar #56051
shannon@holcomblaw.com

6/12-6/19/26LG 2T

IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND FOR
PINELLAS COUNTY, FLORIDA
CASE NO.: 25-005401-CI

TERRA SHORES TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation,
Plaintiff,

vs

CATHLEEN MCGILL f/k/a CATHLEEN C. CLEMONSON f/k/a CATHLEEN MCCAFFERTY; BRIAN SCOTT MCGILL; TODD CRAIG MCGILL; KERRY LEA MCGILL n/k/a KERRY PONDO; ASSET ACCEPTANCE, LLC; and ALL UNKNOWN PARTIES IN POSSESSION,

PINELLAS COUNTY

Defendant(s).

PLAINTIFF'S NOTICE OF SALE

Notice is given that, pursuant to the Uniform Final Judgment for Foreclosure and Award of Attorney Fees and Costs entered in Case No.: 25-005401-CI, of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, in which Plaintiff is: TERRA SHORES TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation and Defendants are: CATHLEEN MCGILL f/k/a CATHLEEN C. CLEMONSON f/k/a CATHLEEN MCCAFFERTY; BRIAN SCOTT MCGILL; TODD CRAIG MCGILL; KERRY LEA MCGILL n/k/a KERRY PONDO; ASSET ACCEPTANCE, LLC; and ALL UNKNOWN PARTIES IN POSSESSION, and other named defendants, the Clerk of the Court will sell, the subject property at public sale to the highest bidder for cash in an online sale at www.pinellas.realforeclose.com, beginning at **10:00 a.m. on July 9, 2026**, the following described property as set forth in the Uniform Final Judgment For Foreclosure and Award of Attorney Fees and Costs:

Lot 15, Tierra Shores Townhomes, according to the map or plat thereof as recorded in Plat Book 121, Pages 16 and 17, of the Public Records of Pinellas County, Florida.

Also known as: 521 Pinellas Bayway South Unit #206, Tierra Verde, FL 33715.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711.

Respectfully submitted,

Lake Law Firm, P.A.
475 Central Avenue, Suite 402
St. Petersburg, FL 33701
727-592-1812 / Fax: 727-683-9837
Primary: smlake@lakelawfirm.com
Secondary: service@lakelawfirm.com
Attorney for Plaintiff

By: /s/ Sheila M. Lake
Sheila M. Lake, Esq.
Fla. Bar No.: 1009133

6/12-6/19/26LG 2T

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PINELLAS COUNTY

Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROBERT DELANEY, deceased, whose date of death was December 6, 2025; File Number 26-003013-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under section 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 12, 2026.

Signed on June 4, 2026.

Personal Representative:
/s/ SEAN F. BOGLE, ESQ.

Attorneys for Personal Representative:
/s/ Sean F. Bogle, Esq.

Email: sean@boglelawfirm.com
Florida Bar No. 0106313
Douglas A. Cohen, Esq.
Email: doug@boglelawfirm.com
Florida Bar No.: 124063
BOGLE LAW FIRM
101 S. New York Ave., Suite 205
Winter Park, FL 32789
Telephone: 407-834-3311
Fax: 407-834-3302

6/12-6/19/26 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-002970-CI
NEW DAY FINANCIAL, LLC
PLAINTIFF,
vs.

HERESA J. DUPONT A/K/A THERESA JEAN DUPONT, MARY L. HEBERT A/K/A MARY LOUISE HEBERT, ET AL.,
DEFENDANTS.

NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta Publishing, Inc.)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 21st day of May, 2026, and entered in Case No. 25-002970-CI, of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein New Day Financial, LLC is the Plaintiff and THERESA J. DUPONT A/K/A THERESA JEAN DUPONT; and MARY L. HEBERT A/K/A MARY LOUISE HEBERT are defendants. Ken Burke as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 A.M. on the 25th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 1, Walsingham Manor Addition, according to the map or plat thereof as recorded in Plat Book 82, Page 24, Public Records of Pinellas County, Florida. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this document please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 29th day of May, 2026.

By: /s/ Vanessa Nieto
Vanessa Nieto
Bar No. 0107084

Submitted by:
Tromberg, Miller, Morris & Partners, PLLC
ATTORNEY FOR PLAINTIFF
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@TMPPLLC.COM
11080-1036207

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-004561-ES

IN RE: ESTATE OF
LISA PAXTON ROBINSON

PINELLAS COUNTYa/k/a LISA P. ROBINSON,
Deceased.**NOTICE TO CREDITORS**

The Administration of the Estate of Lisa Paxton Robinson a/k/a Lisa P. Robinson, Deceased, whose date of death was January 25, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the Clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is June 5, 2026.

Personal Representative:
Ramona Emerson
632 N. 2nd Street, Apt. 2R
Philadelphia, Pennsylvania 19123

Attorney for Personal Representative:
Ashly Mae Guernacchini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
shelby@atcauselaw.com

6/5-6/12/26LG 2T

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-010926-CO

SHADOW LAKES CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,

vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST CAROL DEAN MORRISON, DECEASED,
Defendant.

NOTICE OF ACTION

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST CAROL DEAN MORRISON, DECEASED.
11201 122nd Avenue North, Unit 215
Largo, Florida 33778

YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property:

Unit J-215, SHADOW LAKES CONDOMINIUM PHASE III, a Condominium, together with an undivided share in the common elements appurtenant thereto, according to the Declaration of Condominium and all its attachments and amendments, as recorded in Official Records Book 5424, Page 864, as amended in Official Records Book 5475, Page 517, as further amended 'in Official Records Book 5649, Page 642, as further amended in Official Records Book 5707, Page 1270, and as further amended in Official Records Book 5885, Page 1690 and as recorded in Condominium Plat Book 64, Page 108 et seq., and in Condominium Plat Book 72, Pages 85 through 91, in Condominium Plat Book 74, Page 85 and in Condominium Plat Book 79, Page 33 and in Condominium Plat Book 80, Page 73, Public Records of Pinellas County, Florida.

And more commonly known as: 11201 122nd Avenue North, Unit 215, Largo, Florida 33778.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on TIFFANY LOVE, ESQUIRE, Plaintiff's attorney, whose address is Adams and Reese LLP, 100 N. Tampa Street, Suite 4000, Tampa, FL 33602, on or before a date within 30 days after the first publication of the notice in La Gaceta and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Human Rights, 400 S. Fort Harrison Ave., Suite 500, Clearwater, FL 33756; (727) 464-4062 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED ON 6/2/2026

PINELLAS COUNTYKen Burke
Clerk of the Circuit Court & Comptroller
315 Court Street, Clearwater, FL 33756By: /s/ Thomas Smith
Deputy Clerk
Adams and Reese LLP

6/5-6/12/26LG 2T

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-005047-ES

IN RE: ESTATE OF
UTE DOROTHEA ROBINS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of UTE DOROTHEA ROBINS, deceased, whose date of death was May 1, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 5, 2026.

Personal Representative:
SYLVIA NOEL WHITE
1108 S. Highland Avenue
Clearwater, Florida 33756

Attorney for Personal Representative:
S. Noel White
Florida Bar Number: 0823041
Sylvia Noel White P.A.
1108 S. Highland Avenue
Clearwater, Florida 33756
Telephone: (727) 735-0645
Fax: (727) 735-9375
E-Mail:
noel@clearwaterprobateattorney.com

6/5-6/12/26LG 2T

IN THE COUNTY COURT IN AND FOR
PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 26-002981-CO

HOMEOWNERS ASSOCIATION OF
WINDWARD POINTE CONDOMINIUM,
INC.,
Plaintiff,

v.

TROY FISCHBACH, a single man,
Defendant.

NOTICE OF ACTION

TO: TROY FISCHBACH
275 114th Avenue N., Unit 6
St. Petersburg, FL 33716

YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property:

That certain Condominium parcel composed of Unit No. 275-6 of Building No. 7 and an undivided interest or share in the common elements appurtenant thereto, in accordance with, and subject to the covenants, conditions, restrictions, easements, terms and other provisions of the Declaration of Condominium of WINDWARD POINTE CONDOMINIUM and Exhibits attached thereto, all as recorded in O.R. Book 5206, Pages 1985 through 2108, inclusive, and the Plat thereof recorded in Condominium Plat Book 51, Pages 106 through 136, as amended from time to time, inclusive, both of the Public Records of Pinellas County, Florida.

has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on CHARLES EVANS GLAUSIER, ESQUIRE, Plaintiff's attorney, whose address is Glausier Knight Jones, PLLC, whose address is: 400 N. Ashley Drive, Suite 2020, Tampa, Florida 33602, on or before a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED ON 5/27/2026.

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court Street, Clearwater, FL 33756
By: /s/ Thomas Smith
Deputy Clerk

Charles Evans Glausier, Esquire
Florida Bar No. 0037035
Glausier Knight Jones, PLLC
400 N. Ashley Drive, Suite 2020
Tampa, Florida 33602
(813) 440-4600
Attorney for Plaintiff

6/5-6/12/26LG 2T

IN THE COUNTY COURT IN AND FOR
PINELLAS COUNTY, FLORIDA

PINELLAS COUNTYCIVIL DIVISION
CASE NO.: 25-010312-CO

CHATEAU BELLEAIR CONDOMINIUM ASSOCIATION, INC.,

Plaintiff,
vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS, CLAIMING, BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL C. VARNER, DECEASED,
Defendants.

NOTICE OF ACTION

TO: UNKNOWN HEIRS, et al., of
MICHAEL C. VARNER, DECEASED
2209 Belleair Road #C26
Clearwater, FL 33764

YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property:

Leasehold interest in Lease recorded in O.R. Book 3778, page 303, as assigned, as the same pertains to and covers: CONDOMINIUM PARCEL: CONDOMINIUM UNIT NO. 26C, CHATEAU BELLEAIR CONDOMINIUM, according to plat thereof recorded in Condominium Plat Book 12, pages 1 to 6 inclusive, and being further described in that certain Declaration of Condominium recorded in O. R. Book 3897, pages 64 through 111, inclusive, and Amendments thereto recorded in O.R. Book 4337, page 770 and in O.R. Book 4757, page 245, Public Records of Pinellas County, Florida.

has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on CHARLES EVANS GLAUSIER, ESQUIRE, Plaintiff's attorney, whose address is Glausier Knight Jones, PLLC, whose address is: 400 N. Ashley Drive, Suite 2020, Tampa, Florida 33602, on or before a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED ON 5/27/2026.

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court Street, Clearwater, FL 33756
By: /s/ Thomas Smith
Deputy Clerk

Charles Evans Glausier, Esquire
Florida Bar No. 0037035
Glausier Knight Jones, PLLC
400 N. Ashley Drive, Suite 2020
Tampa, Florida 33602
(813) 440-4600
Attorney for Plaintiff

6/5-6/12/26LG 2T

IN THE COUNTY COURT IN AND FOR
PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-010829-CO

CHATEAU BELLEAIR CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,

v.

ANA CRISTINA GARCES, a married woman; and MARIADELPILAR GARCES, a married woman, joint tenants with full rights of survivorship,
Defendants.

NOTICE OF ACTION

TO: ANA CRISTINA GARCES and
MARIADELPILAR GARCES
2209 Belleair Road #C33
Clearwater, FL 33764

YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property:

Unit Number C-33, Chateau Belleair Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3897, Page 64, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.

has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on CHARLES EVANS GLAUSIER, ESQUIRE, Plaintiff's attorney, whose address is Glausier Knight Jones, PLLC, whose address is: 400 N. Ashley Drive, Suite 2020, Tampa, Florida 33602, on or before a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED ON 5/27/2026.

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court Street, Clearwater, FL 33756
By: /s/ Thomas Smith
Deputy Clerk

Charles Evans Glausier, Esquire
Florida Bar No. 0037035
Glausier Knight Jones, PLLC
400 N. Ashley Drive, Suite 2020
Tampa, Florida 33602
(813) 440-4600
Attorney for Plaintiff

6/5-6/12/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT FOR PINELLAS COUNTY, FL
PROBATE DIVISION
FILE NUMBER: 26CP002380 ES

IN RE: THE ESTATE OF
ALEXANDER KOSYACHKOV,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Alexander Kosyachkov, deceased, whose date of death was October 12, 2024 is pending in the Circuit Court of Pinellas County, Florida, the address of which is 315 Court St. Clearwater FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against

PINELLAS COUNTY

decedent's estate on whom a copy of this notice is required to be served must file their claim with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is June 5, 2026.

Personal Representative:

Larisa Kosyachkova
1915 Seminole Blvd, Lot 110
Largo FL 33778-1344

Attorney for Personal Representative:

SONYA C. COLON, ESQ.
13311 Winding Oak Ct, Suite A
Tampa FL 33612
FL Bar #35491
Office: 813-969-0331
Fax: 813-969-2140
Email: sonya.colon.esq@gmail.com

6/5-6/12/26LG 2T

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-003881-ES

IN RE: ESTATE OF
BRUCE ALAN KEAFER
a/k/a BRUCE KEAFER,
Deceased.

NOTICE TO CREDITORS

The Administration of the Estate of Bruce Alan Keafer a/k/a Bruce Keafer, Deceased, whose date of death was August 14, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the Clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is June 5, 2026.

Personal Representative:

Lori Kluge
1743 Fricke Lane
Jacksonville, Illinois 62650

Attorney for Personal Representative:

Ashly Mae Guernacchini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
shelby@atcauselaw.com

6/5-6/12/26LG 2T

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-003595-ES

IN RE: ESTATE OF
LESTER DENNIS CACH
a/k/a DENNIS CACH,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Lester Dennis Cach a/k/a Dennis Cach, deceased, whose date of death was March 20, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claim with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

(Continued on next page)

PINELLAS COUNTY

file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the Clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 5, 2026.

Personal Representative: John Jay Cach 4451 Ely Road SW Cedar Rapids, Iowa 52404

Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: rhianna@atcauselaw.com

6/5-6/12/26LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA

Case No.: 25007852FD Division: 14

ENICELDA GUTIERREZ-PEREZ, Petitioner, and

MARIO VAZQUEZ-CRUZ, Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: MARIO VAZQUEZ-CRUZ

Last known address: 1234 Druid Rd, Clearwater, FL 33756

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ENICELDA GUTIERREZ-PEREZ, whose address is 12344 Seminole Blvd Lot 11, Largo, FL 33778, on or before 30 days from first publication, and file the original with the clerk of this Court at 315 Court St Room 170, Clearwater, FL 33755, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: N/A

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated May 22, 2026 Ken Burke, Clerk of the Circuit Court 315 Court St, Clearwater, FL 33756

By: /s/ Stevie Ayars Deputy Clerk

5/29-6/19/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT PINELLAS COUNTY

To: ZACHARY D. DEROSA

Case No.: CD202602360/D 3303487

An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

5/22-6/12/26LG 4T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA

Case No.: 26-2858-FD

HSU THET KHINE, Petitioner and

AUNG BO BO, Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: AUNG BO BO

PINELLAS COUNTY

Last known address: Yangon, Myanmar (unknown)

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on HSU THET KHINE, whose address is 21229 US Highway 19 N Apt 157C, Clearwater, Florida 33765, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court Street, Clearwater, FL 33756 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: N/A

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated 5/14/2026 Ken Burke, Clerk of the Circuit Court 315 Court St, Clearwater, FL 33756

By: /s/ Thomas Smith Deputy Clerk

5/22-6/12/26LG 4T

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA

Case No.: 26-002707-CO

FIVE TOWNS OF ST PETERSBURG NO. 300, INC., a Florida not-for-profit corporation, Plaintiff,

v.

KATHLEEN FAHEY, AS TRUSTEE OF THE KATHLEEN FAHEY REVOCABLE LIVING TRUST, Defendant.

NOTICE OF ACTION

TO: KATHLEEN FAHEY 5530 80th St. N., Unit A201 St. Petersburg, FL 33709

All parties having or claiming to have any right, title or interest in the property herein described.

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for Homeowner Association Assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property: Parcel No. 36/30/15/27945/001/2010 AMHERST BUILDING UNIT A201, as shown on Condominium Plat of Five Towns of St. Petersburg, No. 300, a Condominium, according to the Condominium Plat Book 10, Pages 97-99, of the Public Records of Pinellas County Florida and being further described in that certain Declaration of Condominium recorded in Official Records Book 3806, Page 287, et seq., and all amendments thereto, of the Public Records of Pinellas County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Also known as: 5530 80th St. N., Unit A201, St. Petersburg, FL 33709.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Allison J. Brandt, Esquire of Brandt Law, P.A., Plaintiff's attorney, whose address is P.O. Box 136, Lithia, Florida 33547 within 30 days after the first publication of this notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of this Court on this 19th day of May, 2026.

Ken Burke Clerk of the Circuit Court & Comptroller 315 Court Street, Clearwater, FL 33756

By: /s/ Thomas Smith Deputy Clerk

5/22-6/12/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT PINELLAS COUNTY

To: ANDRE S. MATTHEWS

Case: CD202600246/D 3419756/3504991

An Administrative Complaint to impose an administrative fine has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

5/22-6/12/26LG 4T

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA

CIVIL DIVISION CASE NO. 26-2925-CI

LUCIA GALLENLO VILLAFAN A/K/A LUCIA GALLENLO as Personal Representative of the Estate of Fernando Guido Galleno a/k/a Guido Galleno; Plaintiff,

vs.

GIOVANNA-REGGINA GALLENLO

PINELLAS COUNTY

MALAGA; Et al. Defendants.

NOTICE OF ACTION

TO: Defendants, GIOVANNA-REGGINA GALLENLO MALAGA; and any and all persons claiming any right, title or interest in and to the real property described herein adverse to Plaintiff's title.

YOU ARE NOTIFIED that an action of partition on the following property in Pinellas County, Florida:

Unit/Lot No. 606 of MOBEL AMERICANA RO ASSOCIATION INC., a Florida not-for-profit corporation according to Exhibit "B" (Plot Plan) of the Master Form Occupancy Agreement recorded on April 4, 1994, in O.R. Book 8617, Page 66, of the Pinellas County Florida, legally described in Exhibit "A" attached thereto and incorporated herein by reference.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Kristine M. Reighard, Esquire, plaintiff's attorney, whose address is Reighard Law & Title, PLLC, 2451 N McMullen Booth Rd #245, Suite 245, Clearwater, FL 33759, on or before 30 days from first publication, and file the original with the Clerk of this court either before service on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office at 727-464-4880 at 400 South Fort Harrison Avenue, Suite 500, Clearwater, FL 33756, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired call 711.

Dated on 5/14/2026

Ken Burke, Pinellas County Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756

By: /s/ Thomas Smith Deputy Clerk

Reighard Law 5/22-6/12/26LG 4T

POLK COUNTY

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2026CA-001742-A000-Ba

FRANCES J. CREWS, Plaintiff,

v.

ETHEL MAE ADAMS, UNKNOWN HEIRS OF ETHEL MAE ADAMS, ESTATE OF ETHEL MAE ADAMS and UNKNOWN SPOUSE OF ETHEL MAE ADAMS, Defendant.

NOTICE OF ACTION

TO: ETHEL MAE ADAMS 325 Pearl Street Lake Hamilton, Florida 33851

UNKNOWN HEIRS OF ETHEL MAE ADAMS

325 Pearl Street Lake Hamilton, Florida 33851

ESTATE OF ETHEL MAE ADAMS

325 Pearl Street Lake Hamilton, Florida 33851

UNKNOWN SPOUSE OF ETHEL MAE ADAMS

325 Pearl Street Lake Hamilton, Florida 33851

YOU ARE NOTIFIED that an action to quiet title on the following property in Polk County, Florida:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN POLK COUNTY, FLORIDA, TO WIT:

MILLER J T SUB PB 4 PG 87 BLK B LOT 1 LESS KOKOMO RD R/W. SUBJECT TO 2025 TAXES.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 255 N Broadway Ave, Bartow, FL 33830 before service on Plaintiff or immediately thereafter. Default Date: 6/25/26

If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

Dated this 19th day of May 2026

Stacy M. Butterfield Clerk of the Circuit Court

By: /s/ Illegible As Deputy Clerk

6/12-7/3/26LG 4T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

HARY'S HOLDINGS LLC D/B/A RAPIDX Owner: Srihary Nair 719 Louise Dr Lakeland, FL 33803

6/12/26LG 1T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 26-CP-001733 Division 14

IN RE: ESTATE OF BRIAN TRAVIS BURNS

POLK COUNTY

Deceased.

NOTICE TO CREDITORS

The administration of the estate of Brian Travis Burns, deceased, whose date of death was April 18, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000 Drawer CC-4, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 12, 2026.

Personal Representative:

/s/ Avary M. Burns 5587 Southbrook Drive Lakeland, Florida 33811

Attorney for Personal Representative:

/s/ J. Scott Reed, Esq. Attorney

Florida Bar Number: 124699

Pilka Adams & Reed, P.A. 330 Pauls Drive, Suite 100 Brandon, Florida 33511

Telephone: (813) 653-3800

Fax: (813) 651-0710

E-Mail: sreed@pilka.com

Secondary E-Mail: probate@pilka.com

6/12-6/19/26 2T

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION

Case No. 2026CC000781

BERKLEY RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

vs.

JEFFREY L. WILLIAMS, a single man and UNKNOWN TENANT, Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2026CC000781, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein BERKLEY RIDGE HOMEOWNERS ASSOCIATION, INC. is Plaintiff and JEFFREY L. WILLIAMS, a single man and UNKNOWN TENANT n/k/a CHRISTINE WILLIAMS are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on July 8, 2026, in an online sale at www.polk.realforeclose.com, beginning at 10:00 AM, the following property as set forth in said Final Judgment, to wit:

LOT 82, BERKLEY RIDGE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE(S) 48 THROUGH 51, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 5396 Dornich Drive, Auburndale, FL 33823

Any person claiming an interest in the surplus from the sale, if any, other than the property owner, as of the date of the lis pendens must file a claim within 60 days after the sale.

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

Dated June 5, 2026

/s/ Scott B. Tankel Scott B. Tankel, Esq., FBN 118453

PRIMARY E-MAIL: pleadings@tankellawgroup.com

TANKEL LAW GROUP

1022 Main Street, Suite D

Dunedin, FL 34698

(727) 736-1901 FAX (727) 736-2305

ATTORNEY FOR PLAINTIFF

6/12-6/19/26LG 2T

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION

Case No. 2026CC000703

THE GROVE HOME OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

vs.

ASHLEY N. GUTHRIE and UNKNOWN TENANT, Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

POLK COUNTY

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2026CC000703, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein THE GROVE HOME OWNERS ASSOCIATION, INC. is Plaintiff and ASHLEY N. GUTHRIE is Defendant, the Clerk of the Polk County Court will sell to the highest bidder for cash on July 7, 2026, in an online sale at www.polk.realforeclose.com, beginning at 10:00 AM, the following property as set forth in said Final Judgment, to wit:

LOT 6, BOCK 8, THE GROVE, according to the plat thereof as recorded in Plat Book 65, Page 29, Public Records of Polk County, Florida.

Property Address: 1836 North Crystal Lake Drive Unit 107, Lakeland, FL 33801

Any person claiming an interest in the surplus from the sale, if any, other than the property owner, as of the date of the lis pendens must file a claim within 60 days after the sale.

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

Dated June 5, 2026

/s/ Scott B. Tankel Scott B. Tankel, Esq., FBN 118453

PRIMARY E-MAIL: pleadings@tankellawgroup.com

TANKEL LAW GROUP

1022 Main Street, Suite D

Dunedin, FL 34698

(727) 736-1901 FAX (727) 736-2305

ATTORNEY FOR PLAINTIFF

6/12-6/19/26LG 2T

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION

CASE NO: 2026CC003846

SUNDANCE MASTER HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

vs.

JAMIE M. THOMAS, a single woman and UNKNOWN TENANT, Defendants.

NOTICE OF ACTION

STATE OF FLORIDA

TO: JAMIE M. THOMAS, and all parties having or claiming to have any right, title, or interest to the property described below, whose residence address is UNKNOWN.

YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following property in Polk County, Florida:

LOT 67 OF SUNDANCE FIELDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 155, PAGES 1 THROUGH 3, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy within thirty (30) days after the first publication of this Notice of Action on:

SCOTT B. TANKEL, Esquire, Plaintiff's attorney, whose address is: 1022 Main Street, Suite D, Dunedin, FL 34698, and file the original with the Clerk of this Court

POLK COUNTY

Beach, FL 33441, on or before 7/12/2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc., P.O. Box 5536, Tampa, FL 33675 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. WITNESS my hand and the seal of this Court this 26 day of May, 2026. STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT
As Clerk of Court
By: Ruth Pacaheco
As Deputy Clerk
Publish: La Gaceta Publishing, Inc., P.O. Box 5536, Tampa, FL 33675
11080-1036395

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024CA000256000000
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-A PLAINTIFF,
VS.
MARILYN G. IRVING A/K/A MARILYN IRVING A/K/A MARILYN GAMMONS F/K/A MARILYN G. FORD, ET AL., DEFENDANTS.
AMENDED NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta Publishing, Inc.)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 26th day of May, 2026, and entered in Case No. 2024CA000256000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for Nationstar Home Equity Loan Trust 2007-A is the Plaintiff and MARILYN G. IRVING A/K/A MARILYN IRVING A/K/A MARILYN GAMMONS F/K/A MARILYN G. FORD, UNKNOWN SPOUSE OF MARILYN G. IRVING A/K/A MARILYN IRVING A/K/A MARILYN GAMMONS F/K/A MARILYN G. FORD, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY AND TRUE BUILDERS, INC. are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on the 10th day of July, 2026, the following described property as set forth in said Final Judgment, to wit: THE SOUTH 70 FEET OF NORTH 435 FEET OF WEST 107.5 FEET OF THE EAST 480 FEET OF A TRACT COMPRISED OF LOTS 10 & 11 OF R.H. BRYSON'S SUBDIVISION, AS RECORDED IN PLAT BOOK 4A, PAGE 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TRACT IS SUBJECT TO AN EASEMENT 7.5 FEET WIDE ALONG REAR LINE FOR PUBLIC UTILITIES, AND AN EASEMENT 7.5 FEET WIDE ALONG THE SOUTH LINE FOR DRAINAGE PURPOSES
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. Dated this 3rd day of June, 2026. By: /s/Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.
BAR NO. 1058051
Submitted by:
Tromberg, Miller, Morris & Partners, PLLC
ATTORNEY FOR PLAINTIFF
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@TMPPLLC.COM
11080-1036460

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA

Case No.: 2025-CC-005771

Kensington View Homeowners Association, Inc.,
Plaintiff,
vs.

Erin Kehoe,
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated May 19, 2026, and entered in Case Number: 2025-CC-005771, of the County Court in and for Polk County, Florida. To be published in the La Gaceta Newspaper, wherein Kensington View Homeowners Association, Inc. is the Plaintiff, and Erin Kehoe is the Defendant, the clerk will sell to the highest and best bidder for cash at polk.realforeclose.com, at **10:00 o'clock A.M. on June 23, 2026**, the following de-

POLK COUNTY

scribed property as set forth in said Final Judgment of Foreclosure, to-wit:

Property Description:

LOT 21, KENSINGTON VIEW, AC-CORDED TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 166, PAGE 50, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 425 Kensington View Dr., Winter Haven, FL 33880

Any person claiming an interest in the surplus from the sale, if any, other than the Property Owner as of the date of the lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated the 1st day of June, 2026

DHN ATTORNEYS, P.A.
448 South Alafaya Trail, Unit 8
Orlando, FL 32828
Telephone: (407) 269-5346
Facsimile: (407) 650-2765
Attorney for Association
By: /s/ Joshua Mowery
Joshua Mowery, Esquire
Florida Bar No. 1058705
joshua@dhnattorneys.com

6/5-6/12/26LG 2T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 25-CC-009183

WILLOW RIDGE PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.

ANNIE R SCOTT, A SINGLE PERSON,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 25-CC-009183, that resulted from the Final Hearing on or about May 19, 2026, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 25-CC-009183 on about May 20, 2026 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Stacy M. Butterfield, the Clerk of the Court will sell the property situated in POLK County, Florida described as:

Lot 44, WILLOW RIDGE, according to the Plat thereof as recorded in Plat Book 184, Pages 20 and 21, Public Records of Polk County, Florida.

and commonly known as: 6727 Mossy Oak Ln, Lakeland, FL 33810; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the **POLK County public auction website at www.polkrealforeclose.com, on May 20, 2026 at 11:00AM.**

Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

Dated this May 27, 2026

/s/ Jessica T. Dubsky, Esq.

Nathan A. Frazier, Esq., for the firm
Jessica T. Dubsky, Esq., for the firm
Attorney for Plaintiff

Frazier & Bowles, Attorneys at Law

6/5-6/12/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

CASE NO: 2025CA003788

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff,
-vs-

DANIELLE M DOBSON AND
TYRONE L DOBSON,
Defendant(s)

NOTICE OF ACTION

TO: ELIZABETH SAUNDERS
Last Known Address: 29 1st Street,
Apt 605, Hackensack, NJ 07601

You are notified of an action to foreclose a mortgage on the following property in Polk County:

LOT 93 OF FESTIVAL PHASE 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 187, PAGE(S) 49 THROUGH 56, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

824 Longboat Drive, Davenport, FL 33896

The action was instituted in the Circuit Court, Tenth Judicial Circuit in and for Polk County, Florida; Case No. 2025-CA003788; and is styled Lakeview Loan Servicing, LLC vs. Tyrone L Dobson. You are required to serve a copy of your written defenses, if any, to the action on Kelley Church, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before 7/6/26, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

In accordance with the Americans with Disabilities Act, if you are a person with a

POLK COUNTY

disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, FL 33830 or telephone (863) 534-4686 within two (2) days of your receipt of this Notice; if you are hearing impaired, call (863) 534-7777, dial 711.

DATED 5/28/26

Stacy M. Butterfield
Polk County Clerk of the Circuit Court
255 N Broadway Ave, Bartow, FL 33830
By: s/ S. Irlanda
As Deputy Clerk

Quintairos, Prieto, Wood & Boyer, P.A.

6/5-6/12/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2026CP001243

IN RE: ESTATE OF
RICHARD THOMAS HILL
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Richard Thomas Hill, deceased, whose date of death was February 5, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 Broadway Avenue North, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 5, 2026.

Personal Representative:

Emma Cox
2504 Avenue A, SW
Winter Haven, Florida 33880

Attorney for Personal Representative:

/s/ Marley Dodd, Esq.
Fla. Bar No.: 1058457
Brice Zoeklein, Esq.
Fla. Bar No. 0085615
Zoeklein Law P.A.
150 E Bloomingdale Avenue
Brandon, Florida 33511
marley@zoekleinlawpa.com
brice@zoekleinlawpa.com
eservice4@zoekleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310

6/5-6/12/26LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-003637

IN RE: ESTATE OF
FREDERICK MCCLAIN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Frederick McClain, deceased, whose date of death was August 25, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000 #CC-4, Bartow, Florida 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF

POLK COUNTY

DEATH IS BARRED.

The date of first publication of this notice is June 5, 2026.

Personal Representative:

//s/ Brenda Tetreault
6836 Eagle Crest Drive
Pasco, Washington 99301

Attorney for Personal Representative:

//s/ Jennifer Isaksen
Jennifer Isaksen, Esq.
E-mail: jennifer@isaksenlawfirm.com
Florida Bar No. 519081
Law Offices of Jennifer Isaksen, PA
4076 E State Road 44
Wildwood, Florida 34785
Telephone: (352) 793-4001

6/5-6/12/26LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

Case No.: 26 DR 4080

ELIZABETH LAURA SMITH,
Petitioner,
and
RYAN HAZIM MOE,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

TO: RYAN HAZIM MOE
Last known address: 136 Williamson Dr, Davenport, FL 33897

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ELIZABETH LAURA SMITH whose address is 136 Williamson Dr, Davenport, FL 33897 on or before 6/23/26, and file the original with the clerk of this Court at 255 N. Broadway Ave., Bartow, FL 33830 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

The action is asking the court to decide how the following real or personal property should be divided: None

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated 5/18/26

Stacy M. Butterfield
Clerk of the Circuit Court

By: /s/ Karen Cox
Deputy Clerk

5/22-6/12/26LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT POLK COUNTY**To: BANGOR SECURITY TRAINING GROUP**

Case No.: CD202512081/DS3500037

An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

5/22-6/12/26LG 4T

SARASOTA COUNTY**IN THE CIRCUIT COURT IN AND FOR SARASOTA COUNTY, FLORIDA**

CASE NO.: 2026-CP-002889 NC

IN RE:
ESTATE OF JOSEPH E. BRAULT,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Joseph E. Brault, deceased, whose date of death was August 13, 2025 is pending in the Circuit Court of Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, Florida Statutes, ap-

SARASOTA COUNTY

plies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS, NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 12, 2026.

Personal Representative:

MICHELLE MARIE BRAULT
7732 Donald Ross Road West
Sarasota, Florida 34240

Attorney for Personal Representative:

ADRIAN J. MUSIAL, JR., ESQUIRE
A. J. Musial, Jr., P.A.
1211 West Fletcher Avenue
Tampa, Florida 33612-3363
(813) 265-4051 ** FL Bar no.: 157330
Email service:
ajmusialattorney@yahoo.com

6/12-6/19/26LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA

CASE NO. 2025 CA 002508 NC

BANK OF AMERICA, N.A.,
Plaintiff,
VS.

SALLY B. MASTOS A/K/A SALLY JANE MASTOS A/K/A SALLY MASTOS, ET AL.
Defendant(s).

NOTICE OF ACTION

TO: UNKNOWN SUCCESSOR TRUSTEE, AS TRUSTEE OF THE SALLY MASTOS REVOCABLE LIVING TRUST, UTD 9/15/11
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS:
3120 Gulf Gate Dr, Sarasota, FL 34231

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Sarasota County, Florida:

LOT 20, BLOCK 47, GULF GATE, UNIT NO. 11, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGES 20 AND 20A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before July 13, 2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in La Gaceta.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Sarasota County, Sarasota County Jury Office at 941-861-7801, PO Box 3079, Sarasota, FL 34230 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Date June 3, 2026

Karen E. Rushing
Clerk of the Circuit Court

By: s/ Glen Kopinsky
Deputy Clerk of the Court

Tromberg, Miller, Morris & Partners

6/12-6/19/26LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA

PROBATE DIVISION

File No. 2026 CP 002258 NC

IN RE: ESTATE OF
JUDITH ANN BARRINGER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Judith Ann Barringer, deceased, whose date of death was January 25, 2026, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is

SARASOTA COUNTY

TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 6/12/2026.

Personal Representative:

Jason Newcomb
4429 N Lake Drive
Sarasota, Florida 34232

Attorney for Personal Representative:

Andrew Ponnock
Attorney
Florida Bar Number: 195420
10100 W Sample Road, 3rd Floor
Coral Springs, Florida 33065
Telephone: (954) 340-4051
Fax: (800) 809-1774
E-Mail: andy@ponnocklaw.com

6/12-6/19/26LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 2025 CA 005068 NC FREEDOM MORTGAGE CORPORATION PLAINTIFF,
VS.

JAIMA VEGA; RANDY JUAN VEGA CHAVEZ A/K/A RANDY VEGA, ET AL., DEFENDANTS.

NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta Publishing, Inc.)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 22nd day of May, 2026, and entered in Case No. 2025 CA 005068 NC, of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; RANDY JUAN VEGA CHAVEZ A/K/A RANDY VEGA AND JAIMA VEGA; are Defendants. Karen E. Rushing as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 A.M. on the 14th day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 20, Block 1456, THIRTIETH ADDITION, according to the Plat thereof, recorded in Plat Book 15, Page(s) 14, 14A to 14Q, of the Public Records of Sarasota County, Florida.

Property address: 5260 Bobwhite St, North Port, FL 34291

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-8000, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.
Dated this 3rd day of June, 2026.

SARASOTA COUNTY

By: /s/_/ Laurence Barsky
Laurence Barsky
Bar No. 515981

Submitted by:
TROMBERG, MILLER, MORRIS & PARTNERS, PLLC
ATTORNEY FOR PLAINTIFF
600 WEST HILLSBORO BOULEVARD
SUITE 600
DEERFIELD BEACH, FL 33441
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@TMPPLLC.COM
11080-1036418

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA. CASE NO. 2025 CA 006083 NC WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST 2024 RM5, PLAINTIFF,
VS.
LAURA A. BARON A/K/A LAURA BARON, ET AL. DEFENDANT(S).

NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 29, 2026 in the above action, the Sarasota County Clerk of Court will sell to the highest bidder for cash at Sarasota, Florida, on July 28, 2026, at 09:00 AM, at www.sarasota.realforeclose.com for the following described property: LOT 3, PALACIO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 2, 2A AND 2B OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: Wendy B. Tabb
Wendy B. Tab, Esq.
FBN 175242

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Sarasota County, Sarasota County Jury Office at 941-861-7801, PO Box 3079, Sarasota, FL 34230 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1036412

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 2025 CA 003877 NC LAKEVIEW LOAN SERVICING, LLC PLAINTIFF,
VS.

SAMOUEN PANN ET AL., DEFENDANTS.
RE-NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta Publishing, Inc)

NOTICE IS HEREBY GIVEN pursuant to Order Cancelling and Resetting Fore-

SARASOTA COUNTY

closure Sale dated the 29th day of May, 2026, and entered in Case No. 2025 CA 003877 NC, of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein Lakeview Loan Servicing, LLC is the Plaintiff and SAMOUEN PANN, THARY RETH, AND FX2 TWG HI FINANCE CO I, LLC are defendants. Karen E. Rushing as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 A.M. on the 13th day of August, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 4, EAST GATE, UNIT #1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9 PAGE(S) 43, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-8000, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.
Dated this 2nd day of June, 2026.

By: /s/Tiffany Hamilton, Esq.
Tiffany Hamilton
Bar No. 1058051
Submitted by:
Tromberg, Miller, Morris & Partners, PLLC
ATTORNEY FOR PLAINTIFF
600 West Hillsboro Boulevard
Suite 600 Deerfield Beach, FL 33441
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@TMPPLLC.COM
11080-1036335

IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION

Case No. 2025CC000307

RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

vs.
AMY NICOLE KOWALSKI, a single person and UNKNOWN TENANT, Defendants.

AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45 (to correct Sale Date only)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025CC000307, of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC. is Plaintiff and AMY NICOLE KOWALSKI, is Defendant. The Clerk of the Court, Karen E. Rushing, will sell to the highest bidder for cash on July 6, 2026 in an online sale at www.sarasota.realforeclose.com beginning at 9:00 AM, the following property as set forth in said Final Judgment, to wit:

SARASOTA COUNTY

Unit 38-C-7, Ramblewood Acres, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium recorded in Official Records Book 1044, Page 1842, and amendments thereto, and as per plat thereof, recorded in Condominium Book 8, Page 4, and amendments thereto of the Public Records of Sarasota County, Florida.

Property Address: 3358 Ramblewood Place, Sarasota, FL 34237-3835

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (941) 861-7400. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.

Dated June 2, 2026

/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
PRIMARY E-MAIL:
pleadings@tankellawgroup.com
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
ATTORNEY FOR PLAINTIFF

6/5-6/12/26LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

CASE #: 2026-CP-001603-SC

IN RE: ESTATE OF
KIM LARSEN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of KIM LARSEN, deceased, whose date of death was October 21, 2025; is pending in the Circuit Court for SARASOTA County, Florida, Probate Division; File Number 2026-CP-001603-SC; the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatu- red, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons, who have claims or demands against the decedent's estate, including unmatu- red, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 5, 2026.

Personal Representative:
HEATHER J. WILSON

SARASOTA COUNTY

4902 Carleigh Lane
Valrico, FL 33596

Attorney for Personal Representative:

Gregory A. Kaiser, Esquire
FBN 47376 – greg@wtpelf.com
Attorney for Heather J. Wilson, PR
Wills, Trusts, Probate and Elder Law Firm
6751 Professional Parkway, Suite 104
Sarasota, FL 34240
Telephone (941) 914-9145
Fax (941) 914-9514

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IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

Case No.: 25-CP-004671-NC

IN RE: ESTATE OF

JANICE ANNETTE PINSON
a/k/a ANNETTE J. PINSON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Janice Annette Pinson a/k/a Annette J. Pinson, deceased, whose date of death was June 9, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 5, 2026.

Personal Representative:

Martin Pinson
71 King Charles Circle
Summerville, SC 29485

Attorney for Personal Representative:

Marley Dodd, Esq.
Fla. Bar No.: 1058457
Brice Zoecklein, Esq.
Fla. Bar No.: 0085615
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, FL 33511
marley@zoeckleinlawpa.com
brice@zoeckleinlawpa.com
eservice4@zoeckleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310

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SARASOTA COUNTY

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SARASOTA COUNTY

POLK COUNTY

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